CITY OF BELLEVIEW AGENDA
City Commission Meeting

Belleview City Hall
Commission Room
5343 SE Abshier Blvd.
Belleview, FL
January 20, 2026
6:00 PM

Christine Dobkowski, Mayor
Seat 2 Ray Dwyer, Commissioner
Seat 3 Ronald T Livsey, Commissioner
Seat 4 Robert "BO" Smith, Commissioner
Seat 1 Michael Goldman, Commissioner

Welcome to the City of Belleview Commission meeting. The Commission regularly meets the first and third Tuesday of every month at 6:00 pm, unless otherwise noted. The Commission meetings are open to the public, and the Commission encourages and values your opinions as they move forward in the decision-making process.

As a courtesy to others, please silence your cell phone or other electronic devices before entering the Commission Chambers. If you need to take a call, please step outside.
In accordance with the Americans with Disabilities Act, persons needing assistance with any of these proceedings should contact the City Clerk's office at least 48 hours in advance of the meeting at Lmerritt@belleviewfl.org or 352-245-7021 extension 2109.

MOMENT OF SILENCE/PLEDGE OF ALLEGIANCE - COMMISSIONER LIVSEY

ROLL CALL

APPROVAL OF MINUTES

Approval of the 12-16-2025 Commission Meeting Minutes
12-16-2025 Meeting Minutes

PUBLIC HEARING: FIRST READING

Ordinance 2026-01: Utility Deposits
2026-01 Utility Deposits

Ordinance 2026-02 Accommodation for Certified Recovery Residences
Ordinance 2026-02 Accommodation for Certified Recovery Residences
Business Impact Estimate for Ordinance 2026-02

Ordinance 2026-03: Annexation of 38526-000-00
Ordinance 2026-03
Staff Report
Location

Ordinance 2026-04 Tree Fund

Ord 2026-04 Tree Fund.docx
Business Impact Estimate Ord 2026-04.docx

PROCLAMATION:

Proclamation: Global Community Engagement Day
Global Community Engagement Day Proclamation

UNSCHEDULED AUDIENCE:

Unscheduled Audience

OTHER CITY BUSINESS/DEPARTMENT UPDATES:

Community Engagement Liaison: Property Improvement Grant Application
Wheeler Insurance Grant Application

Community Engagement Liaison: America250 Fireworks Update

City Clerk: Updates

Development Services: Updates

Finance Department: Updates

Public Works: Southern Impression Homes LLC Developer's Agreement
Southern Impressions Homes Developers Agreement
Location

Public Works: Additional Services Amendment IPO 29
Amendment to IPO 29

Chief of Police: Updates

Information Technology: Updates

City Attorney: Updates

City Administrator: Updates

COMMISSION UPDATES:

Commission Updates

Approval of Minutes

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: January 20, 2026

AGENDA ITEM:

Approval of the 12-16-2025 Commission Meeting Minutes

PRESENTING PARTY:

Mayor Dobkowski

ITEM TYPE:

Approval of Minutes

BACKGROUND:

RECOMMENDED ACTIONS:

Motion to approve as received or as amended the 12-16-2025 Commission Meeting Minutes

ATTACHMENTS:

12-16-2025 Meeting Minutes

The Commission reserves the right to postpone any decision on audience, or walk-in requests until sufficient time has been allowed for review of documentation.

CITY OF BELLEVIEW
CITY COMMISSION MEETING
MINUTES

Belleview City Hall
Commission Room
5343 SE Abshier Blvd.
Belleview, FL
December 16, 2025
6:00 PM

Mayor CHRISTINE K. DOBKOWSKI
Seat 1 MICHAEL J. GOLDMAN
Seat 2 RAY DWYER
Seat 3 RONALD T. LIVSEY
Seat 4 ROBERT "BO" SMITH

The Commission Meeting was convened at 6:15 following the CRA Meeting

ROLL CALL OF COMMISSIONERS: Present: Smith, Dwyer, Livsey, Dobkowski
Absent: Goldman

APPROVAL OF MINUTES:

a. 12-02-2025 Commission Meeting Minutes

Motion made by Commissioner Livsey to approve the 12-02-2025 Commission Meeting Minutes as presented; seconded by Commissioner Smith.

Motion was called by a roll call vote. Ayes: Smith, Dwyer, Livsey, Dobkowski

PUBLIC HEARING: FINAL READING

a. Ordinance 2025-10 Annexation of 45367-000-00

Mayor Dobkowski read Ordinance 2025-10, Annexation of 45367-000-00, Title Only. Development Services Director Chancey reviewed the Ordinance that was passed at First Reading on 11/18/2025 that annexes the property into the City of Belleview. The property is surrounded by agricultural properties and has access to US HWY 441. While it is currently served by a well and septic, future development will remove all structures from the parcel to provide an on-site drainage area and part of a retail building.

Mayor Dobkowski stated this is a Public Hearing and asked if anyone in the audience had any comments. No one came forward.

Motion made by Commissioner Dwyer to approve Ordinance 2025-10 on Final Reading, Title Only; seconded by Commissioner Livsey.

Motion was called by a roll call vote. Ayes: Dwyer, Livsey, Dobkowski
Nays: Smith

b. Ordinance 2025-11 Rezoning of 45367-000-01

Mayor Dobkowski read Ordinance 2025-11, Rezoning of 45367-000-01, Title Only. DSD Chancey stated the subject property is owned by Carole Anne Delucian and is currently zoned AG with a commercial land use. Leader's Companies, LLC, is purchasing the property along with several others in the area to develop them for commercial use. This Ordinance rezones 45367-000-01 from AG to B-5 and was approved on First Reading at the 11/18/2025 meeting.

Mayor Dobkowski stated this is a Public Hearing and asked if anyone in the audience had any comments. No one came forward.

Motion made by Commissioner Livsey to approve Ordinance 2025-11 on Final Reading, Title Only; seconded by Commissioner Dwyer.

Motion was called by a roll call vote. Ayes: Dwyer, Livsey, Dobkowski
Nays: Smith

UNSCHEDULED AUDIENCE:

No one came forward.

OTHER CITY BUSINESS/DEPARTMENT UPDATES:

a. City Clerk: N/A

b. Development Services: Tree Replacement Fund

DSD Chancey reviewed a proposal to establish a Tree Replacement Fund which would be an option for Developers who are unable to meet the tree replacement requirements, allowing them to pay into the fund instead of installing required trees. The Site Plan Technical Review staff shall review the applicant's request and plans to determine the validity and need for the program. If approved, the applicant will pay into the fund before a CO is issued. The Public Works Director will determine where trees are needed in City Parks or City-owned properties and utilize the Tree Replacement Fund to install and maintain the trees.

The Commission directed staff to draft an Ordinance to establish a Tree Replacement Fund.

c. Finance Department: N/A

d. Public Works: N/A

e. Police Department: N/A

f. Information Technology: N/A

g. Legal Services: N/A

h. Administrator: Surplus Items

Administrator Moody stated that City Hall has a number of furniture items that are no longer being used and would like to declare them as surplus. They will be sold via consignment or donated.

Motion made by Commissioner Smith to declare the items as surplus; seconded by Commissioner Dwyer.

Motion was called by a roll call vote. Ayes: Smith, Dwyer, Livsey, Dobkowski

i. Administrator: Utility Deposits

Administrator Moody presented an analysis of utility deposits and information on the average water/sewer and irrigation bills for customers. Staff is seeking direction on the amounts of deposits to be collected and setting the deposit amount for irrigation meters.

The Commission was in favor of adding deposits for irrigation meters at $50 for customers inside city limits and $70 for customers outside of city limits. Mayor Dobkowski suggested if a customer is disconnected twice in one year, they would need to re-establish a deposit. Administrator Moody stated that it could be put on a payment plan to not cause undue burden to the customers. The Commission reached a consensus on that item and directed staff to draft the Ordinance.

COMMISSION UPDATES:

Commissioner Dwyer: N/A

Commissioner Livsey: N/A

Commissioner Goldman: *Absent*

Commissioner Smith: N/A

Mayor Dobkowski: Mayoral Appointments

Mayor Dobkowski stated the Department Head Liaisons coordinate with the Department Head and bring issues back to the commission for direction if necessary. Mayor Dobkowski appointed the Department Head Liaisons as follows:

- Information Technology Director: Commissioner Goldman
- Development Services Director: Commissioner Dwyer
- Public Works Director: Commissioner Livsey
- (Note: Mayor Dobkowski is, by Charter, the Liaison to the City Administrator and the Chief of Police.)

Mayor Dobkowski then made the following appointments to represent the City on the following other Governmental Boards:

- TPO Liaison: Commissioner Smith
- MC Animal Control: Commissioner Goldman
- WRWSA Board: Commissioner Dwyer
- MC Tourist Development: Commissioner Livsey
- MC PS Facilities Planning: Commissioner Dwyer
- MC Sports Complex Advisory Committee: Commissioner Smith
- CEP Liaison: Mayor Dobkowski

Mayor Dobkowski stated that due to the holidays, the January 6, 2026 meeting should be canceled. The Commission agreed.

Adjournment: Meeting adjourned by Mayor Dobkowski at 6:46 PM.

Attest:

_____

Lezli Merritt, MPA
City Clerk

Public Hearing: First Reading of Ordinance 2026-01

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: January 20, 2026

AGENDA ITEM:

Ordinance 2026-01: Utility Deposits

PRESENTING PARTY:

Lezli Merritt, City Clerk

ITEM TYPE:

Public Hearing: First Reading

BACKGROUND:

This ordinance amends the code on deposits as directed by the Commission at the December 16, 2025, meeting. It requires all customers to pay a deposit for services, allows retaining deposits until termination of the account, instituting an additional deposit when an account reconnected after non-payment, and re-instatement of deposit in cases where the customer's deposit has been refunded and they have been disconnected for non-payment two (2) times in one (1) calendar year.

RECOMMENDED ACTIONS:

Motion to approve Ordinance 2026-01 as presented or amended, first reading, title only.

ATTACHMENTS:

2026-01 Utility Deposits

The Commission reserves the right to postpone any decision on audience, or walk-in requests until sufficient time has been allowed for review of documentation.

ORDINANCE 2026-01

AN ORDINANCE AMENDING CHAPTER 86, SECTION 42 OF THE BELEVIEW CITY CODE REGARDING WATER AND SEWER DEPOSITS; AMENDING SUB-SECTION 86.42(c) REGARDING FORMER CUSTOMERS; REPEALING SUB-SECTIONS 86.42(g), 86.42(i), & 86.42(j) REGARDING DEPOSITS; PROVIDING FOR ADDITIONAL FEES FOR ACCOUNTS WITH DISCONNECTION; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Chapter 86 of the City Code provides that the City's water and sewer systems are combined into a single unified utility; and

WHEREAS, Chapter 86 of the City Code provides for certain fees and charges, provides a table of charges and provides for amending the amount of such fees and charges by Resolution of the City Commission; and

WHEREAS, Section 86.42 of the City code provides that deposit fees shall be paid by all persons connecting to the city water or sanitary sewer system; and

WHEREAS, the City Commission finds that it is in the best interest to amend Chapter 86 regarding water and sewer deposits as set forth herein-below.

NOW THEREFORE, BE IT ORDAINED by the City Commission that Chapter 86, Sub-Section 86-42(c) of the City Code is hereby amended to read as follows:

,

"(c) *Former customers*. Should a customer have an outstanding balance on a prior account(s), the prior account(s) must be paid in full before receiving service at the new location.'

BE IT FURTHER ORDAINED by the City Commission that existing, Sub-Sections 86.42(g) , 86.42(i) and 86.42(j) of the City Code are hereby repealed.

BE IT FURTHER ORDAINED by the City Commission that Chapter 86, Section 86.42 of the City Code is hereby amended to add a Sub-Section providing for additional deposits after disconnection, which Sub-Section shall be known as 86.42(i) [after re-numbering Section 86.42 pursuant to repealing existing Sections 86.42(g), 86.42(i) and 86.42(j)], which shall read as follows:

"(i) Additional deposit(s) required.

(1) After disconnection for non-payment, customers will be required to pay an additional $10 deposit before services are restored.

(2) If a customer has no deposit on their account is disconnected for non-payment two (2) times in one (1) calendar year, they will be required to restore the deposit to the base amount required for their service type(s). Customers may enter into a payment plan not-to-exceed six (6) months."

BE IT FURTHER ORDAINED that all ordinances or parts of ordinances in conflict with this ordinance are to the extent of such conflict repealed.

BE IT FURTHER ORDAINED that it is the intention of the City Commission that the provisions of this ordinance shall become and be made a part of the Code of Ordinances for the City of Belleview, Florida; that the sections of this ordinance may be renumbered or re-lettered to accomplish such intention; and that the word "ordinance" may be changed to "section," "article," or other appropriate designation.

BE IT FURTHER ORDAINED that this Ordinance shall become effective immediately upon adoption.

CERTIFICATE OF ADOPTION AND APPROVAL

The above and foregoing ordinance was duly read and approved upon **First Reading** by a ____ vote of the City Commission of the City of Belleview, Florida, at a Regular Meeting held on January 20, 2026. Said Ordinance was duly read, passed, and adopted upon **Final Reading** by a ____ vote of the City Commission of the City of Belleview, Florida at a Public Hearing held on February 3, 2026.

_____
CHRISTINE DOBKOWSKI
Mayor

Attest:

_____
LEZLI MERRITT
City Clerk

Approved as to Form and Legal Sufficiency for
the use and Benefit of the City of Belleview Only:

_____
FREDERICK E. LANDT, III
City Attorney

CERTIFICATE OF ADVERTISING

I HEREBY CERTIFY that foregoing Ordinance was advertised for a Public Hearing in the January 22, 2026 edition of the Voice of South Marion newspaper in accordance with Florida Statutes.

_____
LEZLI MERRITT
City Clerk

Public Hearing: First Reading of Ordinance 2026-02

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: January 20, 2026

AGENDA ITEM:

Ordinance 2026-02 Accommodation for Certified Recovery Residences

PRESENTING PARTY:

Shawna Chancey, Development Services Director

ITEM TYPE:

Public Hearing: First Reading

BACKGROUND:

The proposed ordinance creates and adopts Section 134-85, "Certified Recovery Residences," in the City's land development regulations to establish a clear, objective, and nondiscriminatory process for the review and approval of certified recovery residences within the City, as required by section 397.487(15)(a), Florida Statutes. The ordinance defines certified recovery residences, sets forth application and review procedures, establishes timeframes and standards for decisions, and provides for the revocation of approvals when warranted, all in a manner consistent with the Americans with Disabilities Act and other applicable fair housing laws. The purpose of this ordinance is to comply with State law while ensuring that persons with disabilities have an equal opportunity to use and enjoy housing in the City, and to promote orderly land use, neighborhood compatibility, and the public health, safety, and welfare through a predictable, transparent review process.

RECOMMENDED ACTIONS:

Motion to approve Ordinance 2026-02 as presented or amended, first reading, title only.

ATTACHMENTS:

Ordinance 2026-02 Accommodation for Certified Recovery Residences
Business Impact Estimate for Ordinance 2026-02

The Commission reserves the right to postpone any decision on audience, or walk-in requests until sufficient time has been allowed for review of documentation.

ORDINANCE 2026-02

AN ORDINANCE OF THE CITY OF BELLEVIEW, FLORIDA, AMENDING CHAPTER 58, LAND DEVELOPMENT CODE, ARTICLE III, "ZONING," TO CREATE A NEW SECTION 134-85 ESTABLISHING REGULATIONS AND PROCEDURES, AS REQUIRED BY CHAPTER 2025-182, LAWS OF FLORIDA, REGARDING CERTIFIED RECOVERY RESIDENCES REQUESTING REASONABLE ACCOMMODATION; PROVIDING FOR DEFINITIONS; PROVIDING FOR A REASONABLE ACCOMMODATION PROCESS IN ACCORDANCE WITH FEDERAL AND STATE LAW; PROVIDING FOR AN APPLICATION FORM, APPLICATION REQUIREMENTS, REVIEW PROCEDURES, AND DEADLINES; PROVIDING FOR SEVERABILITY; PROVIDING FOR REVOCATION AND REINSTATEMENT; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Florida Legislature has adopted Chapter 2025-182, Laws of Florida, effective July 1, 2025, amending §§397.487 and 397.4871, Florida Statutes, relating to certified recovery residences; and

WHEREAS, Chapter 2025-182, Laws of Florida, requires all municipalities to adopt ordinances establishing a process for the review and approval of certified recovery residences; and

WHEREAS, the City Commission of the City of Belleview recognizes that Chapter 2025-182 Laws of Florida requires the City to adopt an ordinance establishing procedures for the review and approval of certified recovery residences; and

WHEREAS, the City Commission of the City of Belleview recognizes that Chapter 2025-182 Laws of Florida requires the City to establish a process for requesting reasonable accommodations from any local land use regulation that serves to prohibit the establishment of a certified recovery residence; and

WHEREAS, the City Commission of the City of Belleview recognizes that certified recovery residences are protected under the Fair Housing Amendments Act of 1988 and the Americans with Disabilities Act; and

WHEREAS, the City Commission of the City of Belleview desires to ensure its land use and zoning processes comply with state and federal law regarding equal housing opportunities for individuals with disabilities; and

WHEREAS, the City Commission of the City of Belleview finds that it is in the best interest of the public health, safety, and welfare to establish clear, consistent procedures for processing requests for reasonable accommodation by certified recovery residences as mandated by Chapter 2025-182, Laws of Florida.

NOW, THEREFORE, BE IT ORDAINED by the City Commission of the City of Belleview, Florida, as follows:

SECTION 1. Recitals. The foregoing recitals are true and correct and are incorporated herein by this reference.

SECTION 2. Adoption. Chapter 58, Article III of the City Code of the City of Belleview is hereby amended to create a new Section 134-85 titled **"Certified Recovery Residences"**, which shall read as follows:

Section 134-85. Certified Recovery Residences.

(a) Definitions. For purposes of this Section, the following terms shall have the meanings set forth in §397.311, Florida Statutes, as amended:

1. *Certified recovery residence* means a recovery residence that holds a valid certificate of compliance and is actively managed by a certified recovery residence administrator as defined in Section 397.311, Florida Statutes, as amended, including Level I through Level IV certified recovery residences.

2. *Certificate of compliance* means a certificate issued by a credentialing entity to a recovery residence or administrator.

3. *Certified recovery residence administrator* means an administrator who holds a valid certificate of compliance.

4. *Reasonable accommodation* means a waiver or modification of land use, zoning, or other regulations to afford persons with disabilities an equal opportunity to use and enjoy a dwelling, consistent with the provisions of the Fair Housing Amendments Act of 1988, 42 U.S.C. ss. 3601 et seq., and Title II of the Americans with Disabilities Act, 42 U.S.C. ss. 12131 et seq.

(b) Applicability.

1. This Section shall apply to certified recovery residences seeking a reasonable accommodation from land use, zoning, or land development code regulations within the City.

2. Except for the seeking of a reasonable accommodation, the review and approval of a certified recovery residence shall be governed by the City's standard review and approval processes, and applicants must comply with applicable codes and ordinances.

(c) Application for Reasonable Accommodation.

1. Form of Application.

a. Applications under this Section shall be filed on a form provided by the Development Services department.

b. Applications under this Section shall be filed with the Development Services department on the form provided by it and shall include the following:

- Applicant's name (or the name of its representative), mailing address, telephone number, and email address;
- Address and parcel identification number of the subject property;
- Identification of the specific regulation from which relief is sought; and
- A description of the reasonable accommodation requested, along with citations to the applicable code or ordinance provisions at issue and the basis for requesting such accommodation.
- A copy of the applicable certificate of compliance pertaining to the applicant.

2. Processing.

a. The Development Services department shall date-stamp all applications for reasonable accommodation upon receipt.

b. If additional information is desired by the City, it may request the additional information in writing.

c. Applicants shall have at least thirty (30) days to respond.

d. Within sixty (60) days of receipt of a completed application, the Development Services Director shall issue a written determination approving, approving with conditions, or denying the request based on evidence-based findings.

e. If no determination is issued within sixty (60) days of a completed application, and no written extension has been agreed to, the request shall be deemed approved.

3. Review Criteria.

a. Decisions on a request for a reasonable accommodation under this Section shall be based on making the minimum reasonable accommodation necessary to accomplish the purpose of the request and meet the requirements of the Fair Housing Amendments Act of 1988, the Americans with Disabilities Act, and Chapter 2025-182, Laws of Florida. Conditions may be imposed on the reasonable accommodation provides such are consistent with federal and state law.

b. When considering a request for reasonable accommodation, the Development Services Director shall consider, among other relevant factors, the following:

1) *Eligibility of certified recovery residence.* The applicant shall be required to establish that the operator and/or administrator of the certified recovery residence is qualified to provide such services and/or housing to qualifying individuals. An operator and/or administrator may establish their qualification by demonstrating that they are certified by the Florida Association of Recovery Residences, National Alliance for Recovery Residences, or other similar nationally recognized accrediting agency for recovery residences.

2) Demonstration that the requested accommodation is both reasonable and necessary. The applicant shall demonstrate that the requested accommodation is both reasonable and necessary (as interpreted by the courts) and, if the request is concerning housing, reasonable and necessary to afford the qualifying residents an equal opportunity to use and enjoy the certified recovery residence that is the subject of the request, including the following factors:

a) *Therapeutic necessity.* The applicant shall demonstrate that the proposed accommodation is therapeutically necessary for sobriety. If the accommodation does not directly aid in sobriety (or if the request exceeds the demonstrated need), then the accommodation shall not be deemed therapeutically necessary. Further, the applicant shall demonstrate that the specific accommodation request constitutes the minimum necessary accommodation to achieve the stated therapeutic purposes. Lastly, if the request for reasonable accommodation is with regard to housing, the applicant shall provide a site-specific assessment with regard to the particular property for which the accommodation is requested. General statements of therapeutic necessity shall not be sufficient to satisfy the requirements of this subsection.

b) *No Fundamental alteration.* The applicant shall demonstrate that the proposed accommodation does not constitute a fundamental alteration of the city's zoning scheme and/or other city programs/policies. An accommodation amounts to a fundamental alteration if it would eliminate an essential aspect of the relevant Code provision or policy. Factors to be considered in determining whether the proposed accommodation would result in a fundamental alteration of the city's zoning scheme include, but are not limited to, whether the accommodation is:

i. Compatible with surrounding uses and structures in the zoning district; and

ii. Substantially similar to surrounding uses and structures expressly permitted in the zoning district. An applicant shall not be entitled to a reasonable accommodation if the requested accommodation is incompatible with surrounding uses and structures in the zoning district, is not substantially similar to surrounding uses and structures expressly

permitted in the zoning district, and the city has not otherwise routinely waived the applicable ordinance, rule, policy, practice, or procedure. A requested increase in density shall not be considered a reasonable accommodation.

c) *Undue financial or administrative burden.* The applicant shall demonstrate that the proposed accommodation does not impose an undue financial or administrative burden on the city.

d) *Over-concentration of recovery residences*. If the request for reasonable accommodation is with regard to housing described in LDC subsection 134-653(2)(c), the applicant shall demonstrate that the proposed accommodation will not result in an over-concentration of such housing located in close proximity. At a minimum, a certified recovery residence shall not be located within a radius of 1,000 feet of another certified recovery residence or within a radius of 1,200 feet from another existing community residential home as defined in Section 419.001(1)(a), Florida Statutes.

e) *Economic viability.* There is a limited alternative to the establishment of therapeutic necessity based upon economic viability. Although difficult to establish, to qualify under this limited alternative, the applicant shall present documentation, reports, data, statistics, and/or other objective evidence specifically demonstrating that the requested accommodation is necessary for the continued economic viability of the facility, residence, or operator, as applicable. Underscoring the limited nature of this alternative, the following shall not be sufficient to establish that the proposed accommodation is necessary for continued economic viability:

1) A decrease in the share of expenses and costs allocated per individual;
2) An increase in income or economic advantage to the certified recovery residence; or
3) A generalized statement regarding economic viability that is not supported by objective evidence in accordance with this subsection. Further, the applicant shall be required to demonstrate that it could not continue to operate with a smaller facility or residence serving fewer qualifying residents.

(d) Revocation and Reinstatement.

1. Revocation. An accommodation granted under this Section may be revoked by the City if the certified recovery residence: (i) loses its certificate of compliance under Florida law, or (ii) closes or vacates the premises.

2. Reinstatement. If the certificate of compliance is reinstated within one hundred eighty (180) days of revocation, the accommodation may be reinstated administratively by the Development Services Director.

3. Appeal. Any certified recovery residence that is adversely affected by a decision made concerning a request for a reasonable accommodation or revocation of accommodation shall have the right to appeal such decision to the City Commission by filing a notice of appeal with the City Clerk within ten (10) days of the applicable decision, along with stating the specific basis of the appeal. The City Commission will conduct a quasi-judicial hearing on the appeal within sixty (60) days of the filing of the appeal unless otherwise agreed to by the Development Services Department Director and the certified recovery residence.

(e) Fair Housing Amendments Act. The provisions of this ordinance do not supersede the provisions of the Fair Housing Amendments Act of 1988, 42 U.S.C. ss. 3601 et seq., and Title II of the Americans with Disabilities Act, 42 U.S.C. ss. 12131 et seq.

(f) Condominium and Cooperative. The provisions of this Ordinance do not supersede any current or future declaration or declaration of condominium adopted pursuant to chapter 718 Florida Statutes; any cooperative document adopted pursuant to chapter 719 Florida Statutes; or any declaration or declaration of covenant adopted pursuant to chapter 720 Florida Statutes.

SECTION 3. Severability. If any portion of this Ordinance is held invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct provision, and such holding shall not affect the validity of the remaining portions.

BE IT FURTHER ORDAINED that if there is a conflict between this Ordinance and any other ordinance or provision of law, this Ordinance shall control to the extent allowable by law.

BE IT FURTHER ORDAINED that It is the intention of the City Commission that the provisions of this ordinance shall become and be made a part of the Code of Ordinances for the City of Belleview, Florida; that the sections of this ordinance may be renumbered or re-lettered to accomplish such intention; and that the word "ordinance" may be changed to "section," "article," or other appropriate designation.

BE IT FURTHER ORDAINED that this Ordinance shall become effective immediately upon adoption.

CERTIFICATE OF ADOPTION AND APPROVAL

The above and foregoing ordinance was duly read and approved upon **First Reading** by a ___ to ____ vote of the City Commission of the City of Belleview, Florida, at a Regular Meeting held on _____, 2025. Said ordinance was duly read, passed, and adopted upon **Final Readin**g by a ___ to ___ vote of the City Commission of the City of Belleview, Florida at a Public Hearing held on _____, 2025.

CHRISTINE K. DOBKOWSKI
Mayor

Attest:

LEZLI MERRITT
City Clerk

Approved as to Form and Legal Sufficiency
For the use and Benefit of the City of Belleview Only:

FREDERICK E. LANDT, III
City Attorney

CERTIFICATE OF ADVERTISING

I HEREBY CERTIFY that the foregoing Ordinance was advertised for a Public Hearing in the _____ of the Voice of South Marion newspaper in accordance with Florida Statutes.

LEZLI MERRITT
City Clerk

Business Impact Estimate

This form should be included in agenda packet for the item under which the proposed ordinance is to be considered, and must be posted on the City of Belleview's website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference:
Ordinance 2026-02 **-** Accommodation for Certified Recovery Residences establishes procedures for review and approval of reasonable accommodations for the establishment of certified recovery residences in accordance with Federal and State law. Provides for an application form, application requirements, review procedures, and deadlines. It also provides for revocation and reinstatement.

This Business Impact Estimate is provided in accordance with section 166.041(4), *Florida Statutes*. If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by state law[1] for the proposed ordinance, but the City is, nevertheless providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

☒ The proposed ordinance is required for compliance with Federal or State law or regulation;

☐ The proposed ordinance relates to the issuance or refinancing of debt;

☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;

☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant, or other financial assistance accepted by the municipal government.

☐ The proposed ordinance is an emergency ordinance;

☐ The ordinance relates to procurement; or

☐ The proposed ordinance is enacted to implement the following:

a. A development order or development permit, as defined in s. 163.3164, F.S.; a development agreement as authorized by ss. 163.3220-163.3243, F.S.; or a comprehensive plan amendment or land development regulation amendment initiated by an application by a private party other than the municipality;

b. Sections 190.005 and 190.046, *Florida Statutes*, regarding community development districts;

c. Section 553.73, *Florida Statutes*, relating to the *Florida Building Code*; or

d. Section 633.202, *Florida Statutes*, relating to the *Florida Fire Prevention Code*.

[1] *See* Section 166.041(4)(c), *Florida Statutes*.

In accordance with the provisions of controlling law, even notwithstanding the fact that, an exemption noted above may apply, the City of Belleview hereby publishes the following information:

1. Summary of the proposed ordinance (must include statement of the public purpose, such as serving the public health, safety, morals, and welfare):

The proposed Ordinance 2026-02 will establish a procedure for processing reasonable accommodation requests for individuals with disabilities, as mandated by the FHA and ADA. The FHA makes it unlawful to refuse "to make reasonable accommodations in rules, policies, practices, or services, when such accommodations may be necessary to afford person(s) [with disabilities] equal opportunity to use and enjoy a dwelling." A formal process and adopted procedures will assist staff in reviewing and granting these requests.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, including the following, if any:
(a) An estimate of direct compliance costs that businesses may reasonably incur;
(b) Any new charge or fee imposed by the proposed ordinance, or for which businesses will be financially responsible; and
(c) An estimate of the City regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

Ordinance 2026-02 does not impose any new charge or fee on businesses.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:
n/a

4. Additional information the governing body deems useful (if any):

n/a

Public Hearing: First Reading of Ordinance 2026-03

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: January 20, 2026

AGENDA ITEM:

Ordinance 2026-03: Annexation of 38526-000-00

PRESENTING PARTY:

Shawna Chancey, Development Services Director

ITEM TYPE:

Public Hearing: First Reading

BACKGROUND:

The subject parcel is agriculturally zoned property owned by Rocio Perez Figueroa. The property is being developed with a single-family home. Marion County has required that the home be connected to City water. Sewer lines are not available on SE 53rd Ter Rd, therefore, Marion County has permitted a nitrogen reducing septic tank. This application, initiated by the property owner, annexes the property into the City of Belleview. The property is surrounded by agricultural and residential properties. The property has convenient access to County HWY 484.

RECOMMENDED ACTIONS:

Motion to approve Ordinance 2026-03 as presented or amended, first reading, title only.

ATTACHMENTS:

Ordinance 2026-03
Staff Report
Location

The Commission reserves the right to postpone any decision on audience, or walk-in requests until sufficient time has been allowed for review of documentation.

ORDINANCE NO. 2026-03

AN ORDINANCE ANNEXING TO THE CITY OF BELLEVIEW, FLORIDA, CERTAIN LANDS IN MARION COUNTY, FLORIDA, PURSUANT TO CHAPTER 171, FLORIDA STATUTES, PROVIDING FOR TERMS AND CONDITIONS OF SAID ANNEXATION AND DESCRIBING THE AREA TO BE ANNEXED, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a Petition for immediate annexation of the following parcel of land, lying and being in the unincorporated area of Marion County and lying contiguous to the City of Belleview, Florida, has been filed with the City of Belleview; and

WHEREAS, said land is comprised of **one (1) parcel, totaling 5.20** acres more or less; and

WHEREAS, said properties are more particularly described herein-below and is comprised of land lying and being in Marion County, Florida; and

WHEREAS, Marion County has submitted no objection to annexation by the City of Belleview of the herein described lands; and

WHEREAS, Marion County has existing Comprehensive Plan Future Land Use (FLU) and Zoning designations on said lands as follows:

Marion County Tax Parcel	**FLU**	**Zoning**
38526-000-00	Medium-Residential	A-1

WHEREAS, the properties to be annexed will be subject to the City Comprehensive Plan Future Land Use designation and the City of Belleview zoning classification most consistent with the existing classifications (unless otherwise requested by the property owner) as designated on the official maps of Marion County Florida; and

WHEREAS, the City of Belleview believes it is in the public interest for said land to be annexed into the City in accordance with Section 171.044, Florida Statutes; and

WHEREAS, said unincorporated area to be annexed meets the standards of Section 171.042, Florida Statutes, and such required reports setting forth plans to provide urban services are on file with the City Engineer; and

WHEREAS, said unincorporated areas to be annexed meet the general standards of Subsection (1) and Subsection (2)(c) of Section 171.043, Florida Statutes.

NOW, THEREFORE, BE IT ORDAINED by the City Commission of the City of Belleview, Florida, as follows:

Section 1. The City Commission of the City of Belleview, Florida, in accordance with the powers given and granted to said City of Belleview in and by Chapter 171, Florida Statutes, does hereby extend the City limits of the City of Belleview so as to include therein the following described territory, which is adjacent thereto and more particularly described as follows:

The following described parcels of land owned by Rocio Perez Figueroa:

A portion of Lots 1, 2, and 3, Block 90 as shown on the plat of the "Town of Belleview" as recorded in Plat Book "A", Pages 15A and 15B of the public records of MARION County, Florida, being more particularly described as follows:

Begin at a concrete monument at the Northeast corner of said Lot 1: thence S 00° 44' 10" E, along the East line of said Lot 1 a distance of 164.53 feet, to a concrete monument; thence S 89° 08' 07" W, along a line 154.5 feet North of and parallel with the South line of said Lot 1, a distance of 580.22 feet, to a concete monument on the Easterly right of way line of S.E. 53rd Terrace (40 feet wide); thence N 12° 49' 19" W, alond said Easterly right of way line 548.68 feet, to an iron pin and cap; thence N 89° 19' 59" E, along a line 604.04 feet South of as measured at right angles to and parallel with the North line of Lot 4 of said Block 90 a distance of 269.43 feet, to a concrete monument; thence S 27° 33' 46" E a distance of 415.85 feet, to a concrete monument on the North line of said Lot 1; thence N 89° 05' 08" E, along said North line 238.00 feet, to the point of beginning.

Parcel Identification Number: 38526-000-00

Said parcel of land also being depicted on the map attached hereto as Exhibit A.

Section 2. The properties to be annexed shall be subject to City taxes and debts in accordance with Section 171.061 Florida Statutes.

Section 3. No homestead located in said area shall be reduced in area because of its inclusion in the City Limits of the City of Belleview.

Section 4. The additional territory annexed shall retain the comprehensive plan future land use and zoning classifications existing at the time this ordinance is approved, as those classifications appear in the comprehensive plan and zoning ordinances of Marion County, Florida, until such time as the City of Belleview adopts a comprehensive plan future land use and zoning designation for the annexed property as described above.

Section 5. The comprehensive plan future land use and zoning designation adopted by the City for the additional territory annexed herein shall be based upon the City future land use and zoning district which is in compliance with its Comprehensive Plan and which is closest to

the Marion County future land use and zoning classification in effect at the time of annexation or as otherwise requested by the property owner.

Section 6. All ordinances or parts of ordinances in conflict with this ordinance are to the extent of such conflict repealed.

Section 7. It is the intention of the City Commissioners and it is hereby provided that the provisions of this ordinance shall become and be made a part of the Code of Ordinances for the City of Belleview, Florida; that the sections of this ordinance may be renumbered or re-lettered to accomplish such intention; and that the word "ordinance" may be changed to "section," "article," or other appropriate designation.

Section 8. This Ordinance shall become effective immediately upon adoption.

CERTIFICATE OF ADOPTION AND APPROVAL

The above and foregoing ordinance was duly read and approved upon **First Reading** by a _____ vote of the City Commission of the City of Belleview, Florida, at a Regular Meeting held on the 20th day of January, 2026. Said ordinance was duly read, passed, and adopted upon **Final Reading** by a _____ vote of the City Commission of the City of Belleview, Florida at a Public Hearing held on the 17th day of January, 2026.

_____
CHRISTINE K. DOBKOWSKI
Mayor

Attest:

_____
Lezli Merritt
City Clerk

Approved as to Form and Legality for the
Use and Benefit of the City of Belleview only:

_____
FREDERICK E. LANDT, III
City Attorney

CERTIFICATE OF ADVERTISING

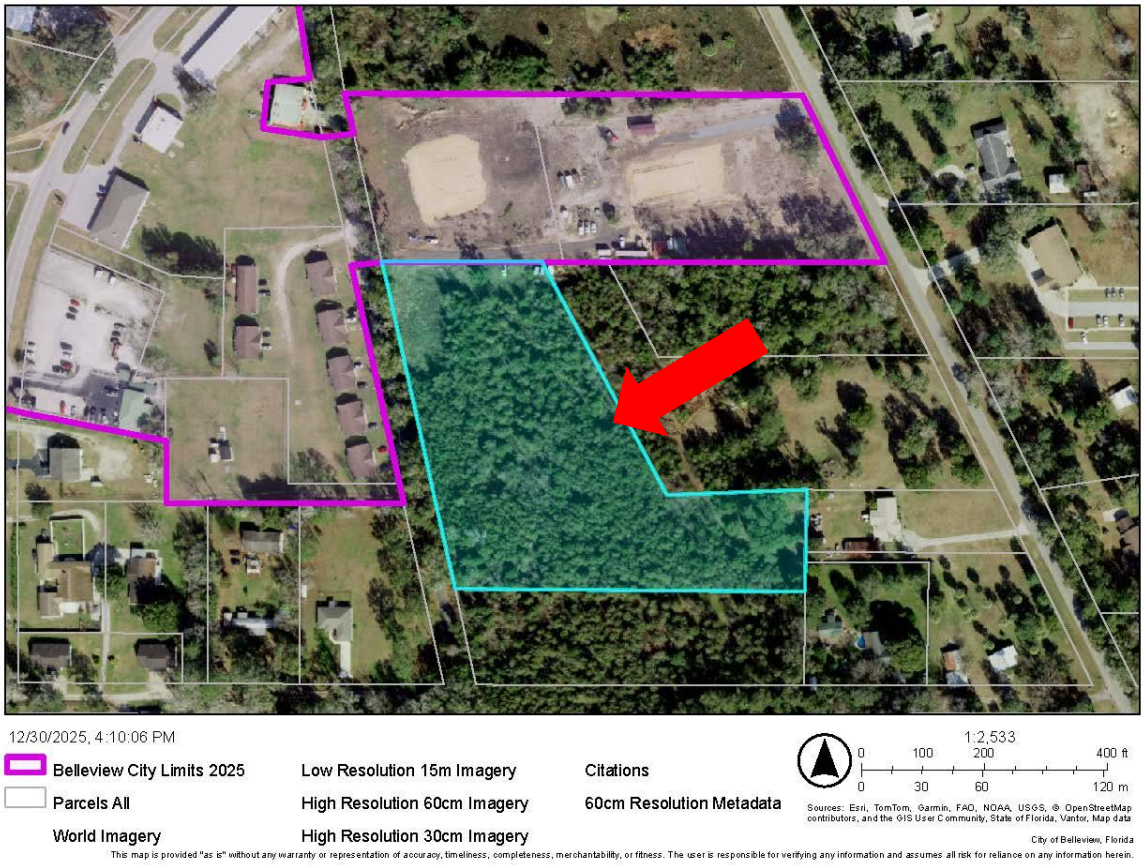
I HEREBY CERTIFY that foregoing Ordinance was advertised for a Public Hearing in the _____ and _____, 2026 edition of the Voice of South Marion newspaper in accordance with Florida Statutes.

_____
Lezli Merritt
City Clerk

Exhibit A

City of Belleview
Figueroa Annexation – AN25-0003

38526-000-00



CITY OF BELLEVIEW

Date: 11/26/2025

Planning & Zoning Board Hearing: 12/09/2025
Commission: First Reading 01/20/2026 - Final Reading 02/17/2026

Application Number:
AN25-0003

Project Number:
JAN25-0003

Application Type:
Annexation

Request:
Annexation of 1 parcel

Owner/Applicant:
Rocio Perez Figueroa

Agent/Engineer/Architect:
Advanced Construction & Remodeling, LLC

Related Applications:
2025270469 (Marion County SFR permit)

Parcels #:
38526-000-00

Acreage:
5.20 +/-
1 parcel

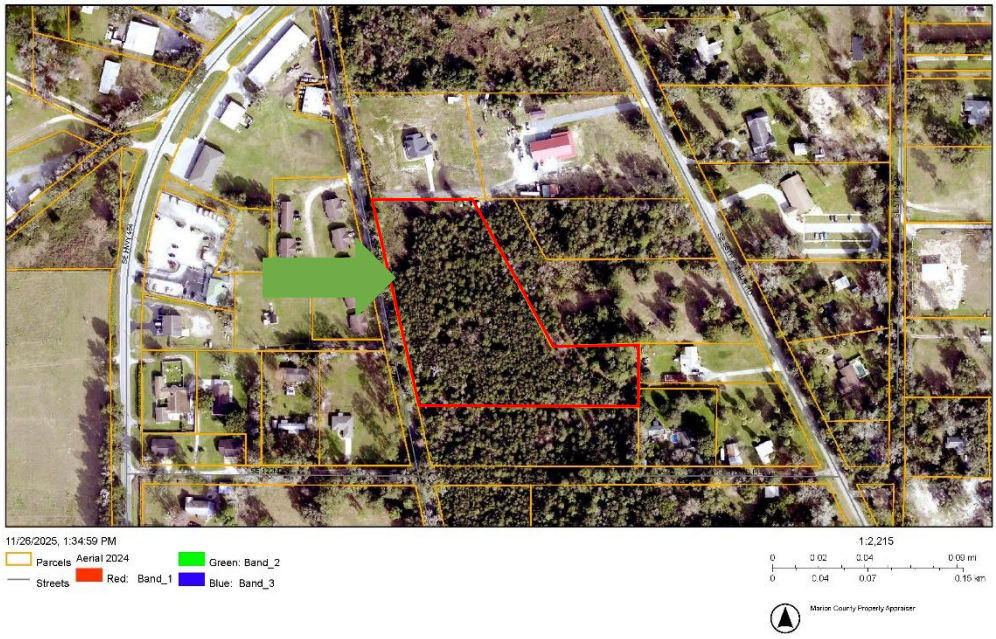
Future Land Use:
Marion County – Medium Residential

Zoning:
Marion County – A-1

P&Z Recommendation:
Approval

LOCATION MAP

LOCATION



Location
This property is located at 12183 SE 53rd Terrace Road. The subject property appears to be located in an area of minimal flood hazard, Zone X, as found on the Community Panel Number 12083-C0741D.

Request
This application is a request to annex one property owned by Rocio Perez Figueroa.

Background
The subject parcel is agriculturally zoned property owned by Rocio Perez Figueroa. The property is being developed with a single-family home. Marion County has required that the home be connected to City water. Sewer lines are not available on SE 53rd Ter Rd, therefore, Marion County has permitted a nitrogen reducing septic tank. This application, initiated by the property owner, annexes the property into the City of Belleview. The property is surrounded by agricultural and residential properties. The property has convenient access to County HWY 484.

Table 1

Location	1 parcel totaling 5.20 acres +/-. Parcel number 38526-000-00
Property Owner(s)	Rocio Perez Figueroa
Surrounding Future Land Use Designations	North: Residential (City) South: Residential (County) East: Residential (County) West: Residential (City)
Surrounding Zoning Designations	North: R-3 (City) South: A-1 (County) East: A-1 (County) West: R-3 (City)
Surrounding Existing Uses	North: Residential (City) South: Residential (County) East: Residential (County) West: Residential (City)
Soil Information	ARB (Soil Survey of Marion County, Florida)
Flood Zone	The subject properties appear to be located Flood Zone X, as found on Community Panel Number 12083-C0741D.

STAFF ANALYSIS:

1. **Concurrency**

   Sanitary Sewer – This property has not previously been connected to City sewer. Sewer lines are not present along SE 53rd Terrace Road. Development of this parcel has been authorized a nitrogen reducing septic tank until such time that sewer is available.

   Potable Water – This property has not previously been connected to City water. Water lines are present along SE 53rd Terrace Road. Development of this parcel will require connection to City water at developer expense. Public Works staff has indicated adequate capacity to serve the proposed land use and zoning.

   Solid Waste – This property has not previously received solid waste services. Properties will be required to sign up for City provided solid waste services.

   Drainage – Future development will be required to meet St. John's Water Management District and City of Belleview drainage requirements. The site contains Arredondo soil which is well drained and suitable for development.

   Schools – No impacts on Marion County schools will result from this application. Marion County School Board planners have been notified of this application.

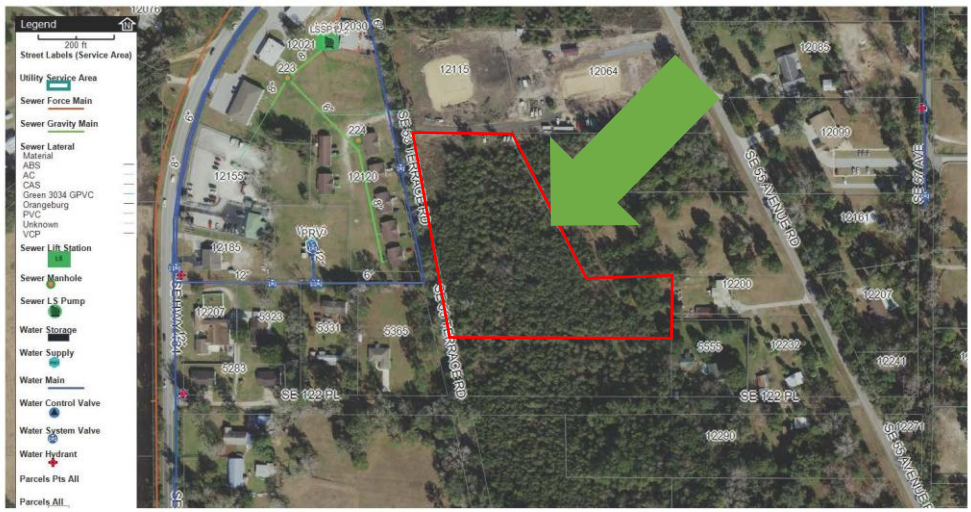
2. **Impacts on Affordable Housing** – No impacts on affordable housing will result from this application.
3. **Compatibility with Adjacent Land Uses** – The subject property is located in a residential/agricultural area and is surrounded by agricultural and residential properties.
4. **Sprawl Control** – The proposed amendment is consistent with the urban sprawl control requirements of 163.3177(6)(a)9, Florida Statutes.
5. **Consistency with Adopted Codes and Standards** – The proposed amendment is consistent with the Belleview Comprehensive Plan and Land Development Regulations.

RECOMMENDATIONS:

Staff – Staff recommends **APPROVAL** of application AN25-0003 to annex subject properties from Marion County.

Additional Maps

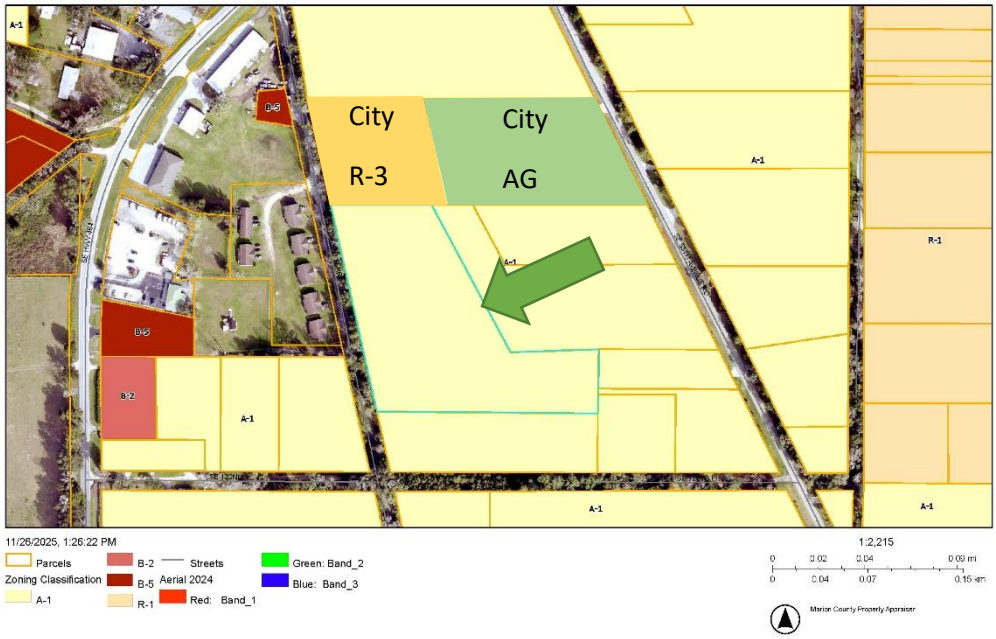
Utility Lines



Marion County Future Land Use



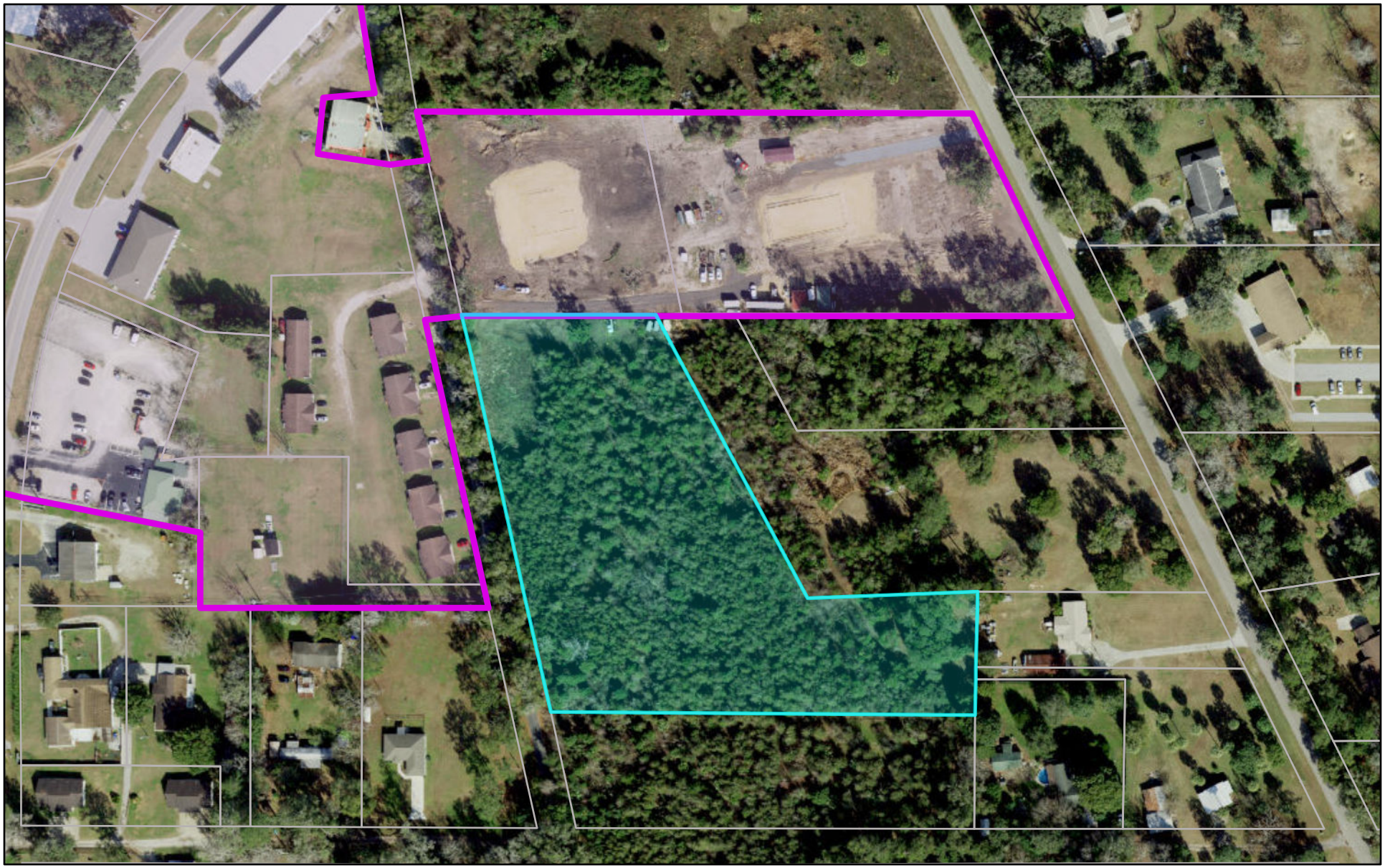
Marion County Zoning



Photo



38526-000-00



12/30/2025, 4:10:06 PM

Belleview City Limits 2025

Parcels All

World Imagery

Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

60cm Resolution Metadata

1:2,533

0 100 200 400 ft

0 30 60 120 m

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, State of Florida, Vantor, Map data

City of Belleview, Florida

This map is provided "as is" without any warranty or representation of accuracy, timeliness, completeness, merchantability, or fitness. The user is responsible for verifying any information and assumes all risk for reliance on any information herein.

Public Hearing: First Reading of Ordinance 2026-04

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: January 20, 2026

AGENDA ITEM:

Ordinance 2026-04 Tree Fund

PRESENTING PARTY:

Shawna Chancey, Development Services Director

ITEM TYPE:

Public Hearing: First Reading

BACKGROUND:

This ordinance establishes a Tree Fund as an option for Developers who are unable to meet the tree replacement requirements, allowing them to pay into the fund instead of installing required trees. The Site Plan Technical Review staff shall review the applicant's request and plans to determine the validity and need for the program. If approved, the applicant will pay into the fund before a CO is issued. The Public Works Director will determine where trees are needed in City Parks or City-owned properties and utilize the Tree Replacement Fund to install and maintain the trees. Under no circumstances may payments to the tree replacement fund be used in lieu of installing trees in required compatibility buffers. The option to pay into the tree fund is intended to be a deterrent and of last resort.

The fees are as follows:

- $1,000 for the removal of protected trees over 6” DBH
- $2,000 for trees larger than 12” DBH
- $5,000 for trees larger than 24” DBH.
- Plant multiple trees of a min. 2" caliper, equaling the total DBH shortfall (on public land with approval)

RECOMMENDED ACTIONS:

Motion to approve Ordinance 2026-04 as presented or amended, first reading, title only.

ATTACHMENTS:

Ord 2026-04 Tree Fund.docx

The Commission reserves the right to postpone any decision on audience, or walk-in requests until sufficient time has been allowed for review of documentation.

Business Impact Estimate Ord 2026-04.docx

The Commission reserves the right to postpone any decision on audience, or walk-in requests until sufficient time has been allowed for review of documentation.

ORDINANCE 2026-04

AN ORDINANCE AMENDING CHAPTER ARTICLE III, TO ADD SECTION 114-48 ESTABLISHING A TREE FUND PROVIDING FOR A PURPOSE; PROVIDING FOR ACCEPTING AND DISBURSING MONIES PAID TO THE CITY AS PART OF TREE MITIGATION AND FUNDS FROM OTHERS; PROVIDING FOR ADMINISTRATION OF THE FUND; PROVIDING FOR USE OF FUNDS; PROVIDING THAT FINES AND PENALTIES FOR VIOLATIONS AND FOR MITIGATION BE DEPOSITED INTO THE TREE FUND; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Chapter 114, Article III of the City Code establishes requirements regarding tree preservation; and

WHEREAS, the City Commission finds that it is in the best interest of the public to provide for tree protection and mitigation of tree loss; and

WHEREAS, City finds that establishing a tree fund from which funds may be used for the planting of trees, the protection and conservation of existing trees, the re-establishment of vegetative resources in the city, and maintenance of damaged trees; and

WHEREAS, the City Commission finds that tree penalty payments, fines, and tree replacement payments should be deposited in the tree fund which established by this ordinance; and

WHEREAS, the City Commission finds that provision should be made to accept contributions from the public to the tree fund to assist in the City's conservation and beautification efforts regarding trees and other vegetation;

WHEREAS, it is in the best interest of the public for the City to provide for fines and penalties for violation of the provisions of Article III; and

NOW THEREFORE, BE IT ORDAINED by the City Commission of the City of Belleview, Florida that Chapter 114, Article III is hereby amended to add Section 114-48 to establish a tree fund to be administered as provided and further to establish penalties and fines for violations, which Section shall read as follows:

"Chapter 114 Landscaping, Trees, Buffering, Irrigation And Fertilizer.

Article III tree preservation.

Section 114-48.

(a) *Tree fund established.* This Section hereby establishes a tree fund for the purposes of accepting and disbursing monies paid to the city as part of tree mitigation and other funds deposited with the city for tree and vegetation conservation and protection.

(b) *Purpose.* The tree fund shall be exclusively for the planting of trees, the protection and conservation of existing trees where appropriate, or the re-establishment of vegetative resources in the city, and any other costs necessary to provide maintenance of damaged trees.

(c) *Contributions to Tree Fund.* Penalties, fines, and tree replacement payments, as provided for in this article, shall be deposited into the tree fund. The public may donate money to the city's tree fund to assist the city in its beautification efforts.

(d) *Terms of existence*. The tree fund shall be self-perpetuating from year to year unless specifically terminated by the city commission.

(e) Tree fund administration.

(1) Tree funds shall be used only for the purposes designated by the city commission in accordance with the intent of this chapter and the applicable goals, objectives, and policies as set forth within the comprehensive plan.

(2) All mitigation funds collected pursuant to this chapter shall be deposited into the tree fund, which shall be a separate account established and maintained apart from the general revenue fund of the city.

(f) *Disbursal of tree fund assets:*

(1) Expenditures for projects funded by the tree fund shall be made in accordance with the established purchasing procedures of the city. The Site Plan Technical Review staff shall review and make recommendations on the disbursal of tree fund assets to the City Commission. The city commission shall have final approval on all disbursals of the tree fund assets.

(2) Priority shall be given to the use of funds for projects that plant or replace trees or vegetation along public rights-of-way or on properties and lands in public use. Should the administrator become aware of any tree dying or being in a state of decline within three (3) years of being planted, the city shall replace the tree within sixty (60) days of that determination.

(3) Secondarily, funds may be used for the purchase of landscape materials or equipment necessary and proper for the preservation, maintenance, relocation, or restoration of trees and ecosystems on any public land in the city, or for the funding of community educational programs which promote, enhance, or implement the goals and objectives established in this chapter.

(g) *Valuation of contributions to the tree fund shall be:*

(1) Applicants may request to pay into the Tree Fund when the requirements of Chapter 114 cannot be met. The Site Plan Technical Review staff will

review and determine the eligibility of the applicant's request to pay into the Tree Fund.
(2) For trees designated in Article III. – Tree Preservation of this code, $1,000 for the removal of protected trees over 6" DBH, $2,000 for trees larger than 12" DBH, and $5,000 for trees larger than 24" DBH.
(3) Alternatively, the applicant may choose to plant multiple trees of a minimum two-inch caliper, equaling the total DBH shortfall. Trees may be planted on public lands with the approval of the Public Works Director.

(h) *Payment:* The applicant making a payment to the tree fund is responsible for paying the full amount to the city before issuance of a certificate of occupancy for the development or, in the case of a tree removal permit for an existing development, before issuance of such permit.

(i) All trees planted utilizing tree fund revenues shall have adequate irrigation.

(j) The tree fund shall be administrated by the Development Services Director with oversight by the city administrator or designee will oversee the tree fund.

BE IT FURTHER ORDAINED by the City Commission of the City of Belleview, Florida as follows:

1. That all ordinances or parts of ordinances in conflict with this ordinance are to the extent of such conflict repealed.

2. That the provisions of this ordinance shall become and be made a part of the Code of Ordinances for the City of Belleview, Florida; that the sections of this ordinance may be renumbered or re-lettered to accomplish such intention; and that the word "ordinance" may be changed to "section," "article," or other appropriate designation.

3. This Ordinance shall become effective immediately upon adoption.

CERTIFICATE OF ADOPTION AND APPROVAL

The above and foregoing ordinance was duly read and approved upon **First Reading** by a ___ to ____ vote of the City Commission of the City of Belleview, Florida, at a Regular Meeting held on _____, 2026. Said ordinance was duly read, passed, and adopted upon **Final Readin**g by a ___ to ___ vote of the City Commission of the City of Belleview, Florida at a Public Hearing held on _____, 2026

_____
CHRISTINE DOBKOWSKI
Mayor

Attest:

_____
Lezli Merritt
City Clerk

Approved as to Form and Legal Sufficiency for
the use and Benefit of the City of Belleview Only:

_____
FREDERICK E. LANDT, III
City Attorney

CERTIFICATE OF ADVERTISING

I HEREBY CERTIFY that foregoing Ordinance was advertised for a Public Hearing in the _____ of the Voice of South Marion newspaper in accordance with Florida Statutes.

_____
Lezli Merritt
City Clerk

Business Impact Estimate

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered, and must be posted on the City of Belleview's website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference:
Ordinance 2026-04 - This ordinance establishes a Tree Fund as an option for Developers who are unable to meet the tree replacement requirements, allowing them to pay into the fund instead of installing required trees

This Business Impact Estimate is provided in accordance with section 166.041(4), *Florida Statutes*. If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by state law[1] for the proposed ordinance, but the City is, nevertheless providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant, or other financial assistance accepted by the municipal government.
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
    a. A development order or development permit, as defined in s. 163.3164, F.S.; a development agreement as authorized by ss. 163.3220-163.3243, F.S.; or a comprehensive plan amendment or land development regulation amendment initiated by an application by a private party other than the municipality;
    b. Sections 190.005 and 190.046, *Florida Statutes*, regarding community development districts;
    c. Section 553.73, *Florida Statutes*, relating to the *Florida Building Code*; or
    d. Section 633.202, *Florida Statutes*, relating to the *Florida Fire Prevention Code*.

[1] *See* Section 166.041(4)(c), *Florida Statutes*.

In accordance with the provisions of controlling law, even notwithstanding the fact that, an exemption noted above may apply, the City of Belleview hereby publishes the following information:

1. Summary of the proposed ordinance (must include statement of the public purpose, such as serving the public health, safety, morals, and welfare):

The proposed Ordinance 2026-04 establishes a Tree Fund as an option for Developers who are unable to meet the tree replacement requirements, allowing them to pay into the fund instead of installing required trees. The Site Plan Technical Review staff shall review the applicant's request and plans to determine the validity and need for the program. If approved, the applicant will pay into the fund before a CO is issued. The Public Works Director will determine where trees are needed in City Parks or City-owned properties and utilize the Tree Replacement Fund to install and maintain the trees. Under no circumstances may payments to the tree replacement fund be used in lieu of installing trees in required compatibility buffers. The option to pay into the tree fund is intended to be a deterrent and of last resort.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, including the following, if any:
(a) An estimate of direct compliance costs that businesses may reasonably incur;
(b) Any new charge or fee imposed by the proposed ordinance, or for which businesses will be financially responsible; and
(c) An estimate of the City regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

Ordinance 2026-02 imposes new charges or fees on businesses/developers as an option for developers that are unable to meet the tree requirement during development/redevelopment. The fees are as follows:

$1,000 for the removal of protected trees over 6" DBH
$2,000 for trees larger than 12" DH
$5,000 for trees larger than 24" DBH.
Plant multiple trees of a min. 2" caliper, equaling the total DBH shortfall (on public land with approval)

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

It is undetermined how many businesses/developers will be impacted, as this program is intended to be used as a last resort when the tree requirements cannot be met. Applications will be reviewed by the Site Plan Technical Review staff for approval.

4. Additional information the governing body deems useful (if any):

The option to pay into the tree fund is intended to be a deterrent of last resort, and is a benefit to developers who cannot meet the tree requirements outlined in Section 114-42 of the Land Development Code. Therefore, the business/developer is impacted as a result of an application for approval.

Proclamation

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: January 20, 2026

AGENDA ITEM:

Proclamation: Global Community Engagement Day

PRESENTING PARTY:

Mayor Dobkowski

ITEM TYPE:

Proclamation

BACKGROUND:

Global Community Engagement Day is January 28, 2026. Accepting the Proclamation is Bob Vass, Community Engagement Laison.

RECOMMENDED ACTIONS:

ATTACHMENTS:

Global Community Engagement Day Proclamation

The Commission reserves the right to postpone any decision on audience, or walk-in requests until sufficient time has been allowed for review of documentation.

Proclamation

CITY COMMISSION
OF THE CITY OF BELLEVIEW, FLORIDA

WHEREAS, strong and vibrant communities are built through active participation, collaboration, and shared responsibility among residents, organizations, businesses, and local government; and

WHEREAS, Global Community Engagement Day is observed annually to recognize and celebrate the power of collective action and the importance of civic involvement in addressing local and global challenges; and

WHEREAS, the 2026 theme, "Strength in Numbers," highlights the idea that meaningful progress is achieved when individuals come together, combine their talents, and work toward common goals for the greater good; and

WHEREAS, the City of Belleview is enriched by the dedication of its residents, volunteers, nonprofit organizations, faith-based groups, educators, and community leaders who strengthen our city through service, advocacy, and engagement; and

WHEREAS, community engagement fosters inclusivity, resilience, innovation, and trust, helping to ensure that Belleview remains a welcoming, connected, and forward-looking city for all;

NOW, THEREFORE, I, CHRISTINE K. DOBKOWSKI, Mayor/Commissioner of the City of Belleview, on behalf of the City of Belleview, do hereby proclaim January 28, 2026 as

Global Community Engagement Day

In the City of Belleview and encourage all residents to recognize the value of collaboration, participate in community-building efforts, and celebrate the collective strength that comes from working together.

PROCLAIMED this 20th Day of January, 2026.

_____
CHRISTINE K. DOBKOWSKI
Mayor/Commissioner

ATTEST:

_____
LEZLI MERRITT
City Clerk

Unscheduled Audience

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: January 20, 2026

AGENDA ITEM:

Unscheduled Audience

PRESENTING PARTY:

Mayor Dobkowski

ITEM TYPE:

Unscheduled Audience

BACKGROUND:

Protocol:

1. Please speak clearly, stating your name and address for the record.
2. Each speaker is allowed a maximum of three (3) minutes, unless allotted more time by the Mayor.
3. Citizen comments will be directed to the City Commission and not addressed to a single staff person or the City Attorney, unless so directed by the Mayor.
4. Please give any documents or packets you may have for distribution to the Commission to the City Clerk. If you wish to have them distributed immediately, eight copies will be required.
5. After stating your concern or suggestion to the Commission, please take your seat.

While we understand the emotional aspect of some topics, we ask that you remain civil and respectful.

RECOMMENDED ACTIONS:

ATTACHMENTS:

The Commission reserves the right to postpone any decision on audience, or walk-in requests until sufficient time has been allowed for review of documentation.

Community Engagement Liaison: Property Improvement Grant

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: January 20, 2026

AGENDA ITEM:

Community Engagement Liaison: Property Improvement Grant Application

PRESENTING PARTY:

Robert Vass, Community Engagement Liaison

ITEM TYPE:

Other City Business/Department Updates

BACKGROUND:

Application 20250004 - Wheeler Insurance, located at 10941 S 441 in Belleview.

Project includes repair of potholes in front, side and rear parking lots; resealing and striping of lots which increases safety and ADA access. Potential additional work by owner to include landscaping updates on property.

Total project cost: $6000+, applicant requesting $2500

Confirmed there are no code enforcement concerns, outstanding tax or litigation issues.

Project point value is 12.

RECOMMENDED ACTIONS:

Motion to approve grant for Wheeler Insurance

ATTACHMENTS:

Wheeler Insurance Grant Application

The Commission reserves the right to postpone any decision on audience, or walk-in requests until sufficient time has been allowed for review of documentation.

Contact:
Robert Vass
Events and Promotions Manager
5343 SE Abshier Blvd., Belleview, FL 34420
Email: rvass@belleviewfl.org
Telephone: (352) 245-7021 ext. 2122
Fax: (352) 307-7708

CITY OF BELLEVIEW
"City with Small Town Charm"

BEAUTIFY BELLEVIEW:
PROPERTY IMPROVEMENT GRANT PROGRAM

PROPERTY INFORMATION
Project Name: Wheeler Insurance Agency, LLC
Project Address: 10941 S. Hwy 441 Belleview, FL 34420
Parcel Number: 37138-000-00

APPLICANT INFORMATION
Applicant's Name: Charles Wheeler
Name of person to receive all correspondence if different from applicant:

Applicant's Business Name (if applicable): Wheeler Insurance Agency, LLC
Type of business: Insurance & Lessor
Applicant's Mailing Address: PO Box 6052 Ocala, FL 34478
City: Ocala State: FL Zip: 34478-6052
Phone number: 352-804-1756 Fax: 352-307-6669
E-mail address: insurance@wheelerinsuranceagency.com
Applicant is: ✓ Property Owner ____ Business Owner/Tenant
How long has the business been at the current location? 22 years
When does your current lease expire? N/A — owner

PROPERTY OWNER INFORMATION
(if different from applicant)
Property Owner's Name: ____
Property Owner's Mailing Address: ____
City: ____ State: ____ Zip: ____
Phone number: ____ Fax: ____
E-mail address: ____

SCOPE OF WORK: (Check all that apply)

- □ Vacant building renovation
- □ First floor of a front façade
- □ Main entryway/door
- □ New addition
- □ Handicapped accessibility
- □ Architectural/design services
- □ Signage
- □ Completion of an entire front façade
- □ Demolition of an existing building
- □ Side façade
- ☑ Creation of a new or resurface existing parking lot
- □ Rear facade
- □ Mural
- □ Landscaping (must include trees and shrubs)
- □ Removal and replacement of inappropriate or incomplete exterior and restoration of original front façade
- □ Other ____

OFFICE USE ONLY	
Receipt#: ____	Fees Rec'd: ____
Received by: ____	Application Date: ____

Contact:
Robert Vass
Events and Promotions Manager
5343 SE Abshier Blvd., Belleview, FL 34420
Email: rvass@belleviewfl.org
Telephone: (352) 245-7021 ext. 2122
Fax: (352) 307-7708

CITY OF BELLEVIEW
"City with Small Town Charm"

BEAUTIFY BELLEVIEW:
PROPERTY IMPROVEMENT GRANT PROGRAM

The "Beautify Belleview: Property Improvement Grant Program" is a partnership designed to encourage revitalization of properties within the city limits of Belleview. A unique way to think about the appearance of a business is that it serves as a *'billboard advertising 24 hours a day, seven days a week, and 365 days a year.'* The overall appearance of buildings, and other physical improvements of a business, play a significant role in the public's general impression of the City of Belleview and help position Belleview as a special community in Marion County and Central Florida.

The City of Belleview operates under the motto of "City with Small Town Charm". More than just a saying, it is a core belief of the administration that Belleview is special due, in part, to the local sourcing of its business community with a majority of them owned, and operated, by local residents. Therefore, to help these "local" businesses, the property grant program was founded. All Belleview businesses, owned and operated by a member of the local community are welcome to apply.

Furthermore, the City of Belleview developed the Property Improvement Grant Program on the belief that improvements to physical properties within the Corporate City limits will:

1. Promote the attraction and retention of quality businesses to the City;
2. Promote economic growth for the City; and,
3. Provide a positive impact to all property values in the City.

Program Goals:

- **Provide financial assistance to property and/or business owners**
- **Preserve the unique character of, and support, the City motto: "City with Small Town Charm"**
- **Encourage repairs and improvements/Green Development using quality materials and workmanship in the renovations**
- **Attract new businesses**
- **Compliment other revitalization efforts such as a Community Redevelopment Area and the City's Comprehensive Plan**
- **Provide an attractive, comfortable place to shop, work, live, play, and socialize**

GENERAL PROGRAM OVERVIEW

Grant Format:

This Property Improvement Grant Program:

- is a ***direct grant*** program; therefore, the grant funds are disbursed **DIRECTLY** to contractors completing the project (if applicable). In the event the grant is issued directly to the business owner/operator for self-completed work, it shall be paid as a reimbursement upon completion of the project.
- pays up to a maximum of $2,500 per project and does **NOT** cover building permit fees or taxes.

PROJECT DESCRIPTION: Write a short statement describing the proposed project and how it will positively contribute to the Commission's redevelopment efforts and provide a positive impact on the property and the City of Belleview. Would the proposed improvements be made without the assistance of this grant program? If not, please explain. (Use additional sheets as necessary.)

Repair potholes in the front & back parking lot
Seal coat front & Back parking lot
Repaint parking lot safety Stocks front lot
~~Re stripe parking Space stripes front lot~~
Repaint parking lot stripes in the front lot
These updates will improve the safety of the property.
And improve the overall "look" of the property.

Anticipated start date: 12/27/25 Anticipated completion date: 12-30-25
Estimated costs of project: $4,000.00 Amount of grant funding requested: $2,500.00
Do you intend to pursue any State or Federal tax incentives or energy rebates? __ Yes ✓ No
If yes, what type? _____
Do you intend on pursuing any other local, State, or Federal funding for your project? ☐ Yes ☑ No
If yes, what type? _____

GENERAL CONDITIONS

It is expressly understood and agreed that the applicant shall be solely responsible for all safety conditions and compliance with all safety regulations, building codes, ordinances, and other applicable regulations. The applicant will not seek to hold the City of Belleview, and/or its agents, employees, board members, officers and/or directors liable for any property damage, personal injury, or other loss relating in any way to the Property Improvement Grant Program or for supplementing, redrafting, revising, or amending any document (such as an Environmental Impact Report, specific plan, or general plan amendment) if made necessary by said proceeding and if the applicant desires to pursue such approvals and/or clearances, after initiation of the proceeding, which are conditioned on the approval of these documents. If the applicant fails to perform the work approved by the City reserves the right to cancel the grant. The applicant also understands that any work started/completed before the application is approved by the City or designated Committee is done at their own risk, and that such work will jeopardize their grant award. The applicant authorizes the City of Belleview to promote any approved project including but not limited to displaying a sign at the site, during and after construction, and using photographs and descriptions of the project in City of Belleview materials and press releases.

Minimum Complete Application materials include:

- A completed application form.
- Color photographs of the existing conditions.
- Accurate scaled drawings of the proposed improvements
- Manufacturer's literature and specifications for windows, doors, etc. Samples of materials may be included or may be requested during the review process.
- Any other documentation necessary to illustrate the visual impact of the proposed project.

By applying with the City of Belleview, the applicant authorizes representatives of the City of Belleview to visit the site under application. All applicants will be notified in writing within four (4) weeks from application submission with notification of the approval or denial of their application. Incomplete applications will not be accepted.

• Business owner/operator must reside within 50 miles of the City of Belleview.

• Property must not be delinquent on property taxes (must be current on property taxes).

• Property must not be in litigation or foreclosure.

• Property must not be in condemnation or receivership.

• Property must not have any existing code violations; grant cannot be used to correct outstanding code violations.

• All work done must be in accordance with applicable Federal, State, and Local regulations.

• Signage is only eligible as part of a larger project, not as a signage-only project. All signage must meet applicable Federal, State, and Local regulations and requirements.

• Routine maintenance procedures, such as painting or minor repairs to existing materials, do not individually qualify as an eligible project but may be a component of a larger project. Routine maintenance is defined as minor work to a building or structure, for which a building permit is not required by law, where the purpose and effect of such work is to correct any deterioration or decay of or damage to a structure or any part thereof and to restore the structure or part thereof, as nearly as may be practicable, to its condition prior to the occurrence of such deterioration, decay or damage.

• Property owner or tenant may apply for the grant. Tenants must have a minimum of 2 years remaining on their lease or an option to renew for an additional 2 years.

Google Translate

• Provide an attractive, comfortable place to shop, work, live, play, and socialize

This Property Improvement Grant Program:

• is a direct payment program; therefore, grant funds are disbursed **directly** to the service provider completing the project.

• pays up to a maximum of $2,500.

• does **NOT** cover building permit fees or taxes.

Examples of Eligible Projects:

• Renovation of a vacant building including architectural/design services resulting in formal construction or additions to the current structure.

• Restoration of original façade through removal and replacement of inappropriate or incomplete exterior.

• Exterior building renovations (not just painting) including main entryway/door and side/rear facades.

• Demolition of an existing building.

• Bettering Handicapped accessibility from parking to, and throughout, the site and building(s) including the creations of new, or resurfacing of existing, parking lots.

• Creation of a decorative mural.

• Landscaping (only as part of a larger site or building renovation project)

• Signage (only as part of a larger site or building renovation project)

Additional Eligibility Criteria:

• Property must be within the formal limits of the City of Belleview.

Google Translate

Property Improvement Grant Program Application

Complete and Print Your Application through the link below:

- Property Improvement Grant Application Revised_2025_mar_11_FILLABE

The overall appearance of buildings, and other physical improvements of a business, play a significant role in the public's general impression of the City of Belleview and help position Belleview as a special community in Marion County and Central Florida. The City of Belleview developed the Property Improvement Grant Program on the belief that improvements to physical properties within the Corporate City limits will:

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• Encourage repairs and improvements/Green Development using quality materials and workmanship in the renovations

• Attract new businesses

• Compliment other revitalization efforts such as a Community Redevelopment Area and the City's Comprehensive Plan

Google Translate

Examples of Eligible Projects:

- Renovation of a vacant building including architectural/design services resulting in formal construction or additions to the current structure.
- Restoration of original façade through removal and replacement of inappropriate or incomplete exterior.
- Exterior building renovations, including painting, main entryway/door and side/rear facades.
- Demolition of an existing building.
- Bettering Handicapped accessibility from parking to, and throughout, the site and building(s) including the creations of new, or resurfacing of existing, parking lots.
- Creation of a decorative mural.
- Landscaping
- Signage

Additional Eligibility Criteria:

- Property must be within the formal limits of the City of Belleview.
- Business owner/operator must reside within 50 miles of the City of Belleview.
- Property must not be delinquent on property taxes (must be current on property taxes).
- Property must not be in litigation or foreclosure.
- Property must not be in condemnation or receivership.
- Property must not have any existing code violations; grant cannot be used to correct outstanding code violations.
- All work done must be in accordance with applicable Federal, State, and Local regulations.
- All signage must meet applicable Federal, State, and Local regulations and requirements.
- Routine maintenance procedures, such minor repairs to existing materials, do not individually qualify as an eligible project but may be a component of a larger project. Routine maintenance is defined as minor work to a building or structure, for which a building permit is not required by law, where the purpose and effect of such work is to correct any deterioration or decay of or damage to a structure or any part thereof and to restore the structure or part thereof, as nearly as may be practicable, to its condition prior to the occurrence of such deterioration, decay or damage.
- Property owner or tenant may apply for the grant. Tenants must have a minimum of 2 years remaining on their lease or an option to renew for an additional 2 years.

Application Submittal:
Completed and Notarized Applications, along with all supporting documentation, may be submitted via email to rvass@belleviewfl.org or hardcopy to Robert Vass, Events and Promotions Manager, Belleview City Hall, 5343 SE Abshier Blvd., Belleview, FL 34420.

Application Review:
Applications will be reviewed by staff for completeness and accuracy within 10 business days from date of submission. Applicants may be contacted for a follow-up interview for further explanation of the proposed project.

Commission Approval:
After the review, the application, along with staff recommendation, will be placed on the City Commission agenda for final approval. Applicants are encouraged to attend the Commission meeting to respond to questions.

Project Documentation:

Unless the project is to be completed, in person, by the applicant, all applications **must** include a minimum of two (2) competitive bid proposals from registered and insured service professionals. "Service Professional" is defined as an individual performing the duties covered within the grant project (contractor, landscaper, painter, etc.). The City reserves the right to require the work be completed by a service professional if it deems the scope of work to be more than the applicant can properly complete.

These proposals should provide detailed information about the work to be completed, the costs, and the project schedule.

- All service professional (s) must be identified at the time of signing the grant agreement.
- All service professional (s) must be licensed to work in the City of Belleview (if applicable) and carry the appropriate liability and worker's compensation insurance.
- Any changes, including requests for project extensions, must be submitted in written format with appropriate documentation.
- Color photographs of the existing conditions.
- Accurate scaled drawings of the proposed improvements
- Manufacturer's literature and specifications for windows, doors, etc. Samples of materials may be included or may be requested during the review process.
- Any other documentation necessary to illustrate the visual impact of the proposed project.
- Copies of the signed contracts with contractors chosen to do the work.
- Copies of lien waivers from all general contractors, subcontractors, and major material suppliers.

Completion of Project:

Upon completion of the work, the property will be inspected by city staff and / or the building inspector for completeness of the project per the funding agreement.

GRANT AWARD DISTRIBUTION

The City reserves the right to refuse distribution in whole or in part for work to expenditures that do not conform to the program or design guidelines, are not commensurate with the workmanship and costs customary in the industry.

Grants will be processed within thirty days of receipt of the following documentation:

Grant Applications shall be scored as follows:

- Property location is within the formal City of Belleview Community Redevelopment Area (10 points).
- Vacant buildings being converted to active use, which must be disclosed in the application. **NOTE:** improvements made to a vacant building for the sole purpose of placing it on the market for sale do not qualify for the program. (6 Points)
- Removal/Replacement of inappropriate or incomplete exterior (6 Points)
- Completion of a front façade (5 Points)
- Demolitions (5 Points)
- Creations of new surface parking lot (4 Points)
- Main entryway/door repair/replacement (4 Points)
- Side or Secondary Façade work (3 Points)
- New Addition (3 Points)
- Site improvements/Improvements to an existing surface lot (2 Points)
- Increasing handicapped accessibility (2 Points)

- Mural (1 Point)
- Rear Façade work (1 Point)

Bonus Points may be awarded for the following:

- Is the building on the National register of Historic Places?
- Will the improvement(s) be visible from the public right-of-way?
- Will the project positively contribute to the goals of the grant program?
- Will the project leverage substantially more investment then the matching amount of the grant?
- Could the improvements happen without the aid of the grant program?
- Does the project include creative elements to promote a unique sense of place?

For Official Use Only:

Is this tax delinquent property?	Yes / (No)
Is the property in litigation?	Yes / (No)
Is the property in condemnation or receivership?	Yes / (No)
Is the building on the National Register of Historic Places?	Yes / (No)
Are there any existing code violations?	Yes / (No)

Verified By / Date:

12/22/25 (DO)

COMMITTEE APPROVAL

This application has been reviewed by the City of Belleview or designated committee. The proposed plans for the building meet the goals and guidelines of the façade grant program, and are
□ **approved** □**not approved** for funding.

Project Points Score: 12

Comments:

_____
_____
_____
_____
_____
_____

Date _____

Applicant:

I, Charles Wheeler, business owner/tenant of the building at 10941 S. US HWY 441 Belleview, FL 34420, have read and understand the terms and conditions of the Property Improvement Grant Program and agree to the general conditions and terms outlined in the application process and guidelines of the façade grant program.

Signature _____ Date 12/8/25

STATE OF Florida **COUNTY OF** Marion

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 8th day of December, 2025, by Charles Wheeler as business owner / tenant of Wheeler's Insurance Agency who is personally known to me or who has produced FL Driver's License as identification.

EKATHYA MELENDEZ
MY COMMISSION # HH 665276
EXPIRES: April 15, 2029
(Notary Seal)

_____
NOTARY PUBLIC

Owner Approval for Tenant Applicant

I, _____, owner of the building at _____, have read and understand the terms and conditions of the Property Improvement Grant Program and agree to the general conditions and terms outlined in the application process and guidelines of the façade grant program. I give my consent to the applicant to go forward with façade improvements on the building as outlined in the Scope of Work section of this application.

Signature _____ Date _____

STATE OF _____ **COUNTY OF** _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 20___, by _____ as business owner / tenant of _____, who is personally known to me or who has produced _____ as identification.

_____
NOTARY PUBLIC

(Notary Seal)

Date 12/08/2025

EDMOND SEAL COATING & STRIPING CORP.
3313 Luke rd
Kissimmee, FL 34744
Cell 407-414-2570

Edmond Seal Coating & Striping Corp.(hereinafter referred to as "Contractor") is providing the following proposal for work and materials for the undersigned **WHEELER INSURANCE AGENCY 10941 S US Hwy Belleview, Fl. 34420** (hereinafter referred to as "Customer") and same shall constitute an agreement between the parties upon execution. Under the terms of this agreement, the Contractor shall furnish work and materials for the following address or legal description:

Job Location 10941 S US Hwy 441 Belleview, Fl. 34420
Contact Mr. Butch 352-307-666
Email insurance@wheelerinsuranceagency.com

Contractor shall provide services and materials at the above-described site as follows:
SEAL AND STRIPE
Approximately 9,605 square Feet of asphalt parking area of two {2} coats of Pave Shield-Seal coal tar pavement sealer modified with sealer. {EYRA QSA,} additive product shall be applied with a mechanical sprayer rig as per manufacturer specification at {MINIMUN} Coverage of six {6} yards per gallon curbs and other joined edges shall be "cut in" by hand from manufacturer certified bulk only equals 30 to 35% diluted {seasonal} variation 3%, additive, dispersed by Mechanical rig.

RESTRIPE LOT
(9)Parking Stall in A (4) inc Width
(9 concrete stopper repaint (1 car-stopper replace
(1 handicap stall and hash mark
SEALCOAT AND REPAIR CREW MOBILIZATION:
Delivery and retrieval of material and equipment. Also the transportation and disposal of debris.

Total price for SealCoating in front and side and back of lot ————-3,313.75

Sign----------Date----------
Invoice#1094112082025 Thanks for chosen E.S.C.A.S.C

HAYES ASPHALT

1110 SW 32nd Lane,
Ocala, FL 34471
689-340-0098
Hayesasphalt85@yahoo.com

PROPOSAL

PROPOSAL# 23529
DATE: 12-5-2025

CUSTOMER
WHEELER INSURANCE
10941 US-441,
BELLEVIEW, FL 34420
352-804-1756

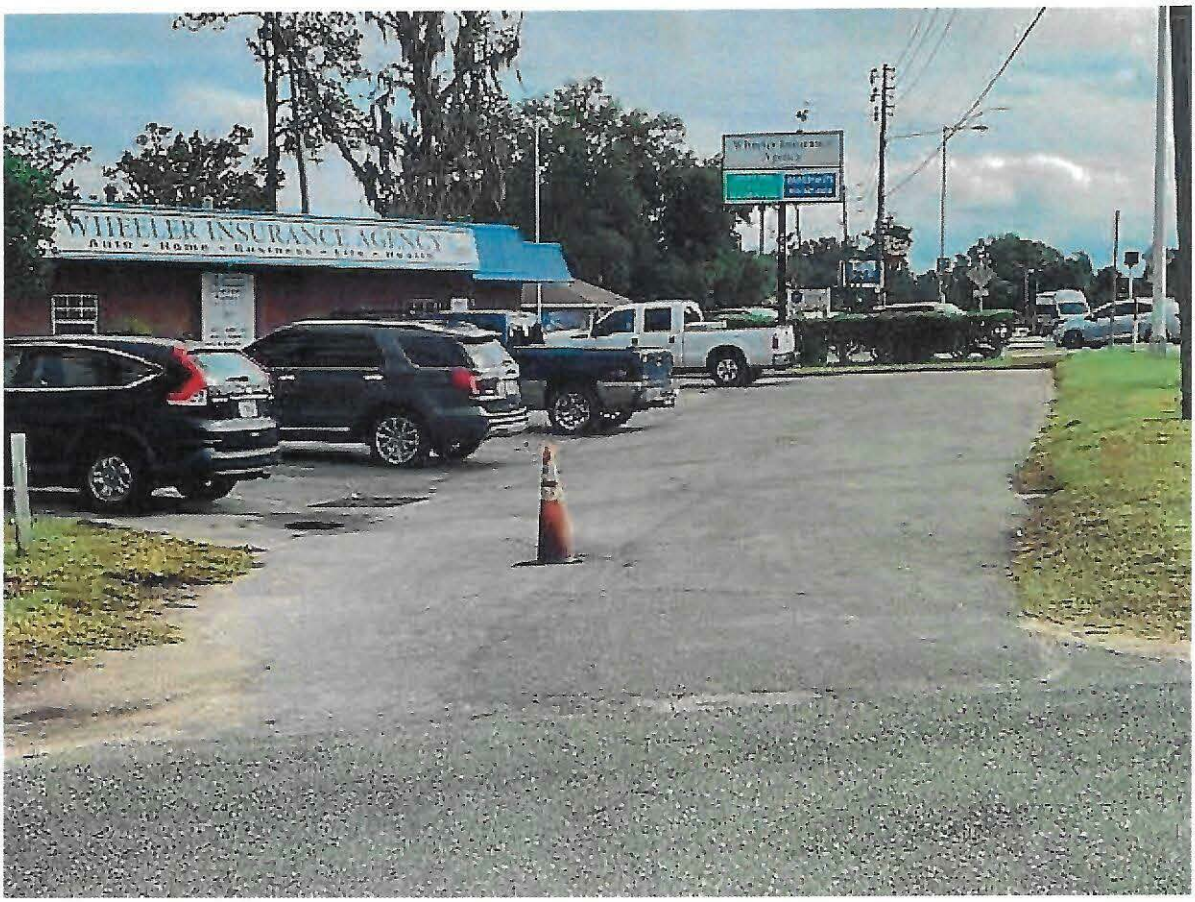
SALESPERSON	SERVICE	JOB TYPE		AREA	PAYMENT TERMS
Brandon	Seal Coating	Parking Lot			Due on completion

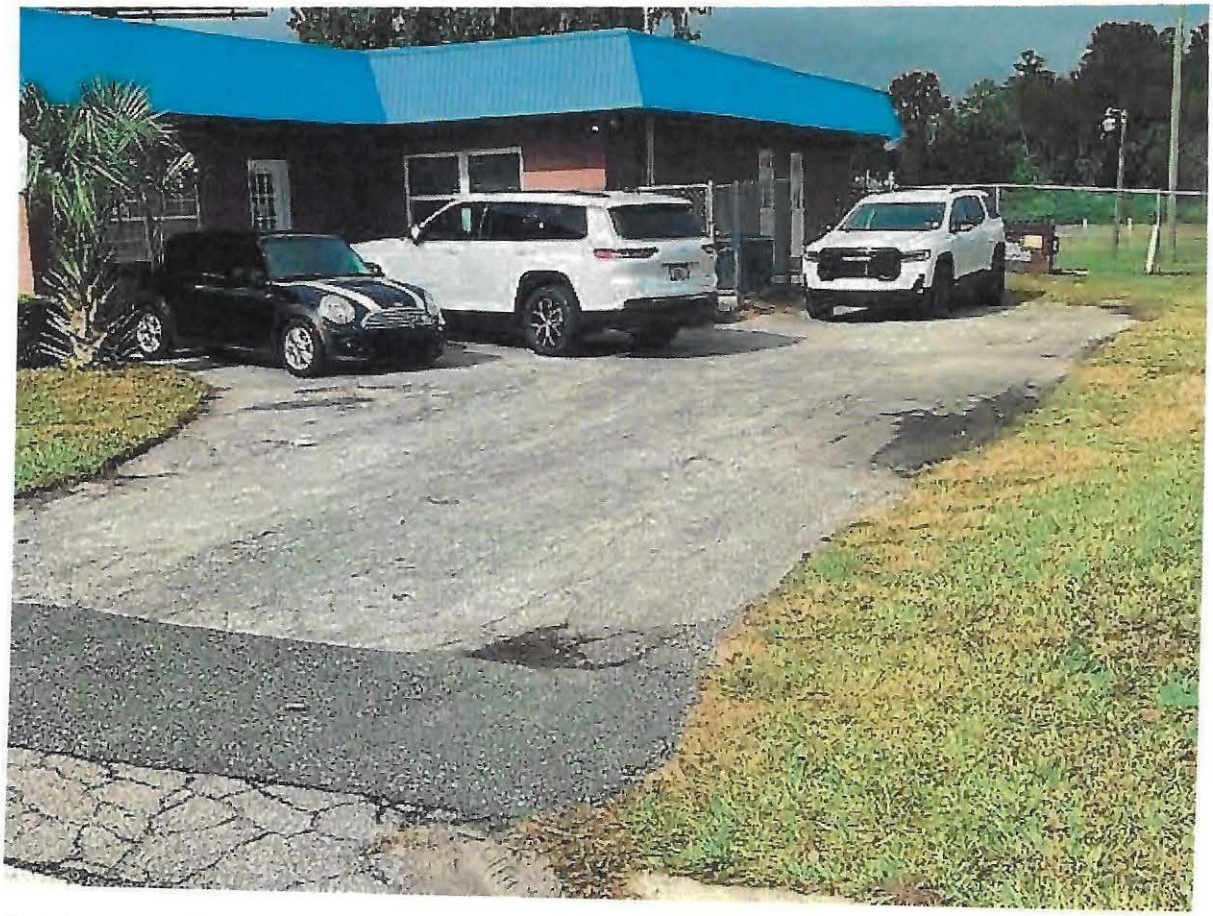
OPTIONS	DESCRIPTION	SQ. FT.	TOTAL
Seal Coating	Saw cut and patch potholes with hot mix asphalt. Clean parking lots with power blowers. Fill major cracks with a trowel grade crack filler. Apply a commercial grade asphalt sealer with broom or squeegee. Block off for 24 hours. Stripe lot as existing layout.	6,000	$4,000.00
Rock	Excavate grass approx. 4" deep and install 4" of base rock. Compact rock with vibratory roller. 15x27		$2,000.00
	1 year warranty. No deposit required. Completion time 1 day.		
		TOTAL SQ. FT.	
		TOTAL AMOUNT	Choose Options.

DATE OF ACCEPTANCE X_____

X_____ X_____

From: butch wheeler
To: Wheeler Insurance
Subject: Parking Lot
Date: Monday, December 8, 2025 1:24:53 PM





Sent from my iPhone

Robert Vass

From: DSStaff
Sent: Monday, December 15, 2025 4:31 PM
To: Robert Vass
Subject: RE: Grant Applicant: Wheeler Insurance

Hi Bob,

They are good with us.

Thank you!

BECKY SUSTERKA
Building & Planning Specialist, SBTO

5525 SE 119th St., Belleview, FL 34420
Main: 352-245-7021 ext. 2125
www.belleviewfl.org

Office hours: Mon – Thurs, 7 am – 5 pm, Closed Fridays

Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

From: Robert Vass <RVass@belleviewfl.org>
Sent: Monday, December 15, 2025 10:59 AM
To: DSStaff <DSStaff@belleviewfl.org>
Subject: Grant Applicant: Wheeler Insurance

Hi –

Wheeler Insurance Group has submitted an application for the property improvement grant program. They are located at 10941 S. HWY 441.

They are looking to have the pot holes fixed and their parking lot sealed and striped – front and back lots.

I'd like to confirm their status with tax, code enforcement, etc. please.

Bob

ROBERT VASS, MPS
Community Engagement Liaison

5343 SE Abshier Blvd., Belleview, FL 34420
Main: 352-245-7021 ext. 2122
Cell: 352-783-1995
www.belleviewfl.org

Community Engagement Liaison: America 250 Fireworks Update

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: January 20, 2026

AGENDA ITEM:

Community Engagement Liaison: America250 Fireworks Update

PRESENTING PARTY:

Robert Vass, Community Engagement Liaison

ITEM TYPE:

Other City Business/Department Updates

BACKGROUND:

On 12/18/25, I attended the America250 Executive Steering Committee Meeting. The following updates are from that meeting:

- Theme: Liberty Lives Here - used through all posts, media and taglines
- Events throughout Marion County are to start on 3/28/26 at Marion County Day, culminating with fireworks on 7/4/26
- Focus on veterans being followed up through Library System
- America Prays initiative, starting Jan. 26th, working to provide a weekly prayer event
- Requested to have something on 5/5 for the National Day of Prayer
- Plaque honoring the Francis Marion is being installed at Veterans Park in Ocala, more info to come
- Marion County Day: 3/28, Ocala, including drumline competition, art competition
- Request for COB to provide civic themed events - in progress
- Patriot Parade: afternoon of 7/4, modified path from Ocala Christmas Parade, ending at fireworks
- 4 for the 4th initiative: promoting citizens to volunteer 4 hours of service in honor of the 4th of July
- Dedicated website for events - coming
- Ball - formal gala in April to raise funds for the program/event - more to come

The Commission reserves the right to postpone any decision on audience, or walk-in requests until sufficient time has been allowed for review of documentation.

Fireworks specific:

- Marion County secured AdventHealth for committal of $75K
- Marion County working on securing additional funds to cover expenses; cost sharing beyond just fireworks

Our Event:

- Food Trucks secured
- Waste Management secured - 20 stations plus dumpsters
- RVs secured
- Pricing for tents and golf carts, in progress
- Inflatables/Face painting - secured
- Coordinating meeting with fireworks provider to tour space - pending
- Working on securing sponsorship

Additional information from 1/16/26 meeting will be discussed

RECOMMENDED ACTIONS:

ATTACHMENTS:

City Clerk: Updates

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: January 20, 2026

AGENDA ITEM:

City Clerk: Updates

PRESENTING PARTY:

Lezli Merritt, City Clerk

ITEM TYPE:

Other City Business/Department Updates

BACKGROUND:

RECOMMENDED ACTIONS:

ATTACHMENTS:

The Commission reserves the right to postpone any decision on audience, or walk-in requests until sufficient time has been allowed for review of documentation.

Development Services: Update

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: January 20, 2026

AGENDA ITEM:

Development Services: Updates

PRESENTING PARTY:

Shawna Chancey, Development Services Director

ITEM TYPE:

Other City Business/Department Updates

BACKGROUND:

RECOMMENDED ACTIONS:

ATTACHMENTS:

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Finance Department: Updates

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: January 20, 2026

AGENDA ITEM:

Finance Department: Updates

PRESENTING PARTY:

Donna Morse, Deputy Finance Director

ITEM TYPE:

Other City Business/Department Updates

BACKGROUND:

RECOMMENDED ACTIONS:

ATTACHMENTS:

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Public Works: Developer's Agreement

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: January 20, 2026

AGENDA ITEM:

Public Works: Southern Impression Homes LLC Developer's Agreement

PRESENTING PARTY:

Bob Titterington, Public Works Director

ITEM TYPE:

Other City Business/Department Updates

BACKGROUND:

This developer's agreement is for parcel number 37515-00-11, which is located outside the city limits of Belleview on SE 92nd Loop next to the Golf Park and Fountains at Golf Park subdivisions. This parcel is approximately 35.96 acres and will be developed as Fountain Villas subdivision consisting of 94 single family residential lots.

The developer agreement requires that the developer shall:

1. Construct the water main and sewer improvements in accordance with the City's Design and Specification Manual and ordinances.
2. Grant the City an easement of sufficient width for the purpose of maintaining, repairing, expanding, extending, and replacing the water and sewer lines should any lines be placed at any location other than public right-of-way.
3. Provide the City a policy of Title Insurance insuring that the easements conveyed as set forth is free and clear of any liens or encumbrances.
4. Prior to accepting ownership, the City shall inspect water and sewer lines and the Developer shall repair or correct, at its expense, and deficiencies noted.
5. Maintain all water and sewer infrastructure installed for a minimum period of one (1) year from certification of placing the infrastructure in service and 20 homes built out and connected.
6. Complete, execute and deliver to the City an agreement for annexation.
7. Water and sewer system development charge fees shall be calculated using City of Belleview

ordinances and resolutions that are in effect at the time developer pays the applicable fees.

8. Acknowledges and agrees that fees paid are non-refundable.
9. Obligation for payment shall occur when the building permit is issued.
10. The rates for connection to the city water and sewer systems for users outside the City's corporate limits are subject to increased rates compared to those inside the City limits.

RECOMMENDED ACTIONS:

Motion to approve the Southern Impression Homes LLC Developer's Agreement

ATTACHMENTS:

Southern Impressions Homes Developers Agreement
Location

Record and Return to:
Development Services
City of Belleview
5343 SE Abshier Blvd. Belleview, FL 34420

DEVELOPMENT AGREEMENT

THIS DEVELOPER AGREEMENT, executed on the dates set forth herein-below, by and between:

- **Southern Impression Homes LLC a Florida corporation,** and its successors in interest (hereinafter referred to as "DEVELOPER") whose address is 10151 Deerwood Park Boulevard, Building 400, Suite 300, Jacksonville, Florida 32256; and

- **City of Belleview, Florida,** a municipal corporation of the State of Florida, whose address is 5343 SE Abshier Boulevard, Belleview, Florida, ("CITY").

W I T N E S S E T H

WHEREAS, DEVELOPER owns a parcel of land comprising approximately 35.96 acres, known as Marion County tax parcel ID Number: 37515-000-11, (the "Property") in unincorporated Marion County, Florida, more particularly described in Exhibit "A" attached to this Agreement; and

WHEREAS, DEVELOPER desires to develop the property and has submitted applications and plans to construct water and sewer extensions to serve 94+,- units, in a development known as Fountain Villas; and

WHEREAS, the Developer wishes to have the Property served by City water and sewer services; and

WHEREAS, the Developer agrees to have the property annexed into the city limits of the City of Belleview, once the property is contiguous with city limits; and the infrastructure shall be completed, i.e., the construction of roads, stormwater facilities, water and sewer service; and

WHEREAS, the Developer and the City desire to establish certain terms and conditions relating to the proposed development of the Property in accordance with Sections 163.3220-163.3243, Florida Statutes, the Florida Local Government Development Agreement Act (hereinafter the "**Act**"); and

WHEREAS, in accordance with the Act and Section 130 of the Code, the City is duly authorized to enter this Agreement; and

WHEREAS, the Developer agrees to develop the Property in accordance with the conditions and limitations set forth in this Agreement; and

WHEREAS, the City Commission has approved this Agreement and has authorized the Mayor to execute this Agreement by motion passed at a regular City Commission meeting on _____.

NOW, THEREFORE, IN CONSIDERATION of the mutual covenants herein and other good and valuable consideration, the parties covenant and agree as follows:

A. Recitals, and Exhibits. The foregoing recitations are true and correct and are hereby incorporated herein by reference. All exhibits to this Agreement are essential to this Agreement and are hereby deemed a part hereof.

B. DEVELOPER shall;

1. Construct the water main and sewer improvements in accordance with City's Design and Specification Manual and ordinances per the plan prepared by **JMJ Group LLC** dated **October 22, 2022**. A Survey is attached as Exhibit "B" and a Site Utility Plan is attached as Exhibit "C".

2. Upon completion of final development plans and drawings, the Developer shall grant the City an easement of sufficient width (minimum 20 feet) for the purpose of maintaining, repairing, expanding, extending, and replacing the water and sewer lines should any lines be placed at any location other than public right of way. Should any water or sewer line be placed in private rights of way, then Developer shall grant the City an easement to all such rights of way. Said easement shall be free and clear of any liens or encumbrances, or any liens or encumbrances shall be subordinate to said easement.

3. Developer shall provide the City a policy of Title Insurance insuring that the easement conveyed as set forth above is free of and clear of any liens or encumbrances or any liens or encumbrances are subordinate to said easement.

4. Maintenance of Installed Lines. Prior to accepting ownership, the City shall inspect said water and sewer lines, and the Developer shall repair or correct, at its expense, any deficiencies noted by the City, prior to the City assuming ownership and maintenance costs as described herein. Maintenance of the water and sewer lines shall be in compliance with FDEP rules and regulations.

5. Developer shall maintain all water and sewer infrastructure installed for a minimum period of one (1) year from certification of placing the infrastructure in service and 20 homes built out and connected.(Developers Warranty period). The Developer is responsible for any repairs during the warranty period. Work shall be in accordance with City and State of Florida requirements and coordinated with the City for method of repair and inspection. Water leaks shall be repaired only with city maintenance personnel on site for inspection, repair methods and to coordinate and conduct boil water notices if required. After completion of the Developer's warranty period as

described herein, the City shall assume ownership, maintenance, and repair of all water mains and service lines up to the meter coupling on the Developer's side of the water meter.

6. Annexation. Developer shall complete, execute and deliver to the City, together with this Agreement, an agreement for annexation, a copy of which is attached as Exhibit "C" to this Agreement. The executed Annexation Agreement shall be in a form substantially similar to Exhibit "D" and completed at the time of Developers agreement attached hereto, unless further agreed to by the parties. The completed Agreement shall be kept on file in the office of the City' s Development Services Department and may be recorded on the Public Records of Marion County, Florida. Developer agrees that it will Petition the City for annexation of the Property and will complete the annexation process upon the Property becoming contiguous to the City limits and is otherwise eligible for annexation under applicable law. Owner shall pay all fees associated with the annexation process, including but not limited to filing fees and advertising costs.

7. Water and Sewer System Development Charge fees ("SDC Fees") shall be calculated using City of Belleview Ordinances and Resolutions that are in effect at the time developer pays the applicable SDC

8. The Developer acknowledges and agrees that SDC Fees paid are non-refundable. This agreement does not guarantee the reservation of capacity until the payment of system development fees.

9. The Developer's obligation for payment shall occur when the building permit is issued.

10. The Developer understands that the rates for connection to the city water and sewer systems for users outside the City's corporate limits are subject to increased rates compared to those inside the City limits. The Developer will include the following note on its plat, "This property is located, at time of development, outside the corporate limits of Belleview, Florida. Per City of Belleview Ordinance 86-82, property located outside the corporate city limits is assessed the system development charge (impact fee) at a higher rate than property which is located inside the corporate city limits."

C. Understood by both parties:

1. The DEVELOPER shall execute this agreement prior to placing water main extension in service.

2. Should the DEVELOPER fail to execute this Agreement and the Annexation Agreement; this agreement shall automatically terminate. Upon such termination, all rights and obligations under this agreement shall be extinguished and a new development agreement shall be required.

3. This Agreement is the entire agreement of the parties; no promises have been made which are not set forth herein.

4. This Agreement may only be amended by separate written agreement executed by the Parties hereto, or their successors in interest.

5. The laws of the State of Florida shall govern the interpretation of this Agreement. If any provision of this Agreement shall be prohibited by or invalid under applicable law, such provision shall be ineffective to the extent of such prohibitions or invalidity, without invalidating the remainder of such provision or the remaining provisions of this Agreement. The parties stipulate that venue for any litigation regarding this Agreement or the Annexation Agreement shall be Marion County, Florida.

6. **Chris Funk** represents and warrants that he is the **Manager** of **Southern Impression Homes LLC**, and has the power and authority to execute and deliver this Agreement and the Annexation Agreement and to bind and commit the DEVELOPER to carry out the terms and fulfill the conditions and obligations of this Agreement; further, that DEVELOPER has taken all necessary action to approve and ratify the terms of this Agreement, and this Agreement has been duly authorized, executed and delivered on behalf of DEVELOPER and constitutes its valid, legal and binding agreement and obligations contained herein are enforceable against DEVELOPER, in accordance with the terms herein.

7. Neither party to this Agreement will have the right to claim damages or to terminate this Agreement as a result of the other's failure or delay in performance due to circumstances beyond the control, such as labor disputed, strikes, acts of God or governmental action not the fault of the non-performing party.

8. All notices and other communication required herein shall be in writing and shall be delivered personally (which shall include delivery by courier or overnight delivery service) or be sent by certified or registered mail, postage prepaid, return receipt requested. Items delivered personally shall be deemed delivered on the day of delivery; items sent by certified or registered mail shall be deemed delivered three (3) working days after mailing. Either party may change its address by giving written notice thereof.

9. The parties agree that in the event action is required to compel performance of this Agreement or any part thereof, the prevailing party shall be entitled to receive all costs and reasonable attorney's fees in connection with such proceedings from the non-prevailing party.

10. Proposed Usage and Flow. Proposed flows for calculation of system development charges are determined by City of Belleview Code Sec. 86-82(e). – System development charge imposed.

IN WITNESS WHEREOF, the parties have caused these present to be executed this _____ day of _____, 2025.

CITY

City of Belleview, Florida

_____
Witness

By:_____
Christine Dobkowski
Mayor/Commissioner

_____
Print Witness Name

_____
Witness

_____
Print Witness Name

ATTEST:

_____
Lezli Merritt
City Clerk

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____ 2025, by Christine Dobkowski, as Mayor/Commissioner of City of Belleview, Florida

_____
Notary Public, State of Florida
Name:_____
(Please print or type)
Commission Number: _____
Commission Expires:_____

DEVELOPER

Southern Impression Homes LLC

By: _____
Chris Funk

_____
Witness

Corene Strickland
Print Witness Name

_____
Witness

Sherra Wakefield
Print Witness Name

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 9 day of December 2025, by Chris Funk as Manager of Southern Impression Homes LLC, a Florida corporation, who is personally known to me.

CORENE STRICKLAND
MY COMMISSION # HH 472564
EXPIRES: January 20, 2028

_____
Notary Public, State of Florida
Name: Corene Strickland
(Please print or type)
Commission Number: HH472564
Commission Expires: 1.20.2028

Exhibit A
Legal Description

CAPTION
FOUNTAIN VILLA

A PARCEL OF AND BEING A PORTION OF SECTION 19, TOWNSHIP 16 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEGIN AT THE MONUMENTED NORTHEAST CORNER OF THE "FOUNTAINS AT GOLF PARK" AS PER PLAT RECORDED IN PLAT BOOK 9, PAGES 7 AND 8, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND RUN THENCE SOUTH 89°31'19"EAST, ALONG THE SOUTH BOUNDARY OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 19, AND ALSO BEING THE SOUTH LINE OF THOSE L;ANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 6324, PAGE 1030 OF THE PUBLIC RECORDS OF SAID MARION COUNTY, FLORIDA, A DISTANCE OF 87.80 FEET TO THE MONUMENTED SOUTHEAST CORNER OF THISE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 6324, PAGE 1030 OF PUBLIC RECORDS OF MARION COUNTY, FLORIDA; RUN THENCE, NORTH 00°00'01"EAST, DEPARTING FROM THE SAID SOUTH BOUNDARY OF THE SOUTH ½, OF THE NORTHEAST ¼, OF SAID SECTION 19, AND ALONG THE MONUMENTED EASTERLY BOUNDARY OF SAID LAND DESCRIBED AND RECORDED IN SAID OFFICIAL RECORDS BOOK 6324, PAGE1030, OF SAID PUBLIC RECORDS OF MARION COUNTY, FLORIDA, A DISTANCE OF 372.65 FEET TO A POINT ON THE MONUMENTED SOUTHWESTERLY RIGHT-OF-WAY LINE OF S.E. 92ND LOOP, A VARIABLE WIDTH PUBLIC ROAD RIGHT-OF-WAY, AS PER BOARD OF COUNTY COMMISSIONERS RIGHT-OF-WAY MAP BOOK 2, PAGE 8 THROUGH 18 OF THE PUBLIC RECORDS OF SAID MARION COUNTY, FLORIDA, SAID POINT LYING ON THE ARC OF A CURVE LEADING SOUTHEASTERLY; RUN THENCE, SOUTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 4,469.00 FEET, THROUGH A CENTRAL ANGLE (OR DELTA) OF 17°42'56"TO THE RIGHT, AN ARC DISTANCE OF 1,381.80 FEET, TO A POINT ON THE MONUMENTED WESTERLY BOUNDARY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 6125, PAGE 958 (DRAINAGE RETENTION AREA), OF THE PUBLIC RECORDS OF SAID MARION COUNTY, FLORIDA, SAID ARC BEING SUBTENDED BY A CHORD EARING AND DISTANCE OF SOUTH 60°01'43"EAST, 1,376.64 FEET; RUN THENCE, ALONG THE WESTERLY AND THEN SOUTHERLY BOUNDARY OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 6125, PAGE 958 (DRAINAGE RETENTION AREA), OF THE PUBLIC RECORDS OF SAID MARION COUNTY, FLORIDA, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE No. 1: SOUTH 13°11'43"WEST, A DISTANCE OF 963.71 FEET, TO THE SOUTHWEST CORNER OF SAID LANDS;

COURSE No. 2: RUN THENCE, SOUTH 72°02'50"EAST, A DISTANCE OF 128.21 FEET, TO A POINT ON THE MONUMENTED NORTHERLY BOUNDARY LINE OF BLOCK "C", "GOLF PARK, UNIT 1", AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGES 28 THROUGH 30 OF THE PUBLIC RECORDS OF SAID MARION COUNTY, FLORIDA; RUN THENCE, ALONG THE MONUMENTED NORTHERLY BOUNDARY LINE OF SAID "GOLF PARK, UNIT 1", AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGES 28 THROUGH 30 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, SOUTH 75°59'49"WEST, A DISTANCE OF 30.47 FEET, TO A POINT OF INTERSECTION IN SAID NORTHERLY BOUNDARY LINE OF "GOLF PARK, UNIT 1";

COURSE No. 2: RUN THENCE, SOUTH 89°59'39"WEST, A DISTANCE OF 317.69 FEET, TO A POINT, BEING THE MOST NORTHWESTERLY TERMINUS OF S.E. 67 AVENUE ROAD", A 60 FOOT PUBLIC ROAD RIGHT-OF-WAY, AS SHOWN ON THE AFORESAID PLAT OF "GOLF PARK, UNIT 1", AS RECORDED IN PLAT BOOK 5, PAGES 28 THROUGH 30 OF THE PUBLIC RECORDS OF SAID MARION COUNTY, FLORIDA; RUN THENCE, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID S.E. 67 AVENUE ROAD", A 60 FOOT PUBLIC ROAD RIGHT-OF-WAY, AS SHOWN ON THE AFORESAID PLAT OF "GOLF PARK, UNIT 1", AS RECORDED IN PLAT BOOK 5, PAGES 28 THROUGH 30 OF THE PUBLIC RECORDS OF SAID MARION COUNTY, FLORIDA, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, SOUTH 13°13'58"WEST, A DISTANCE OF 146.47 FEET, TO A POINT OF CURVATURE, OF A NON-TANGENTIAL CURVE, LEADING SOUTHWESTERLY;

COURSE No. 2: RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 1,030.00 FEET, THROUGH A CENTRAL ANGLE (OR DELTA) OF 05°00'52"TO THE LEFT, AN ARC DISTANCE OF 90.12 FEET, TO THE POINT OF CURVATURE, OF A NON-TANGENTIAL CURVE LEADING SOUTHWESTERLY, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 10°35'02"WEST, 90.09 FEET;

COURSE No. 3: RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 97°53'16"TO THE RIGHT, AN ARC DISTANCE OF 42.71 FEET, TO A POINT OF CURVATURE OF A NON TANGENTAIL CURVE, SAID POINT ALSO LYING ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF S.E. 96 TH PACE ROAD, A 60 FOOT PUBLIC ROAD RIGHT-OF-WAY, AS SHOWN ON THE PLAT OF "GOLF PARK, UNIT 1", AS SHOWN ON THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGES 28 THROUGH 30 OF THE PUBLIC RECORDS OF SAID MARION COUNTY, FLORIDA, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 57°09'02"WEST, 37.75 FEET; RUN THENCE, ALONG THE AFORESAID THE NORTHEASTERLY RIGHT-OF-WAY LINE OF S.E. 96 TH PACE ROAD, A 60 FOOT PUBLIC ROAD RIGHT-OF-WAY, AS SHOWN ON THE PLAT OF "GOLF PARK, UNIT 1", AS SHOWN ON THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGES 28 THROUGH 30 OF THE PUBLIC RECORDS OF SAID MARION COUNTY, FLORIDA, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 970.00 FEET, THROUGH A CENTRAL ANGLE OF 06°51'47"TO THE RIGHT, AN ARC DISTANCE OF 116.12 FEET, TO THE POINT OF TANGENCY, OF A NON-TANGENTIAL CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 70°18'10"WEST, 116.06 FEET;

COURSE No. 2: RUN THENCE, NORTH 66°53'50"WEST, ALONG A NON-TANGENTIAL LINE TO LAST SAID CURVE, A DISTANCE OF 325.27 FEET, TO THE POINT OF CURVATURE, OF A NON-TANGENTIAL CURVE LEADING NORTHWESTERLY;

COURSE No. 3: RUN THENCE, NORTHWESTERLY, ALONG AND AROUND THE ARC OF A NON-TANGENTIAL CURVE, BEING CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 2,627.89 FEET, THROUGH A CENTRAL ANGLE OF 01°54'20"TO THE LEFT, AN ARC LENGTH OF 87.40 FEET, TO THE POINT OF A NON-TANGENTIAL LINE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 67°45'05"WEST, 87.39 FEET;

COURSE No. 4: RUN THENCE, NORTH 68°51'13"WEST, ALONG LAST SAID NON-TANGENTIAL LINE, A DISTANCE OF 194.40 FEET, TO THE MONUMENTED MOST SOUTHEAST CORNER OF THE "FOUNTAINS AT GOLF PARK" AS PER PLAT RECORDED IN PLAT BOOK 9, PAGES 7 AND 8, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, RUN THENCE, NORTH 00°06'03"WEST, ALONG THE AFORESAID EASTERLY LINE OF SAID "FOUNTAINS AT GOLF PARK" AS PER PLAT RECORDED IN PLAT BOOK 9, PAGES 7 AND 8, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, A DISTANCE OF 1,213.75 FEET, TO THE MOST NORTHEAST CORNER OF THE "FOUNTAINS AT GOLF PARK" AS PER PLAT RECORDED IN PLAT BOOK 9, PAGES 7 AND 8, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINS 1,566,357 SQUARE FEET, OT 35.95 ACRES, MORE OR LESS, IN AREA.

Exhibit B
Survey

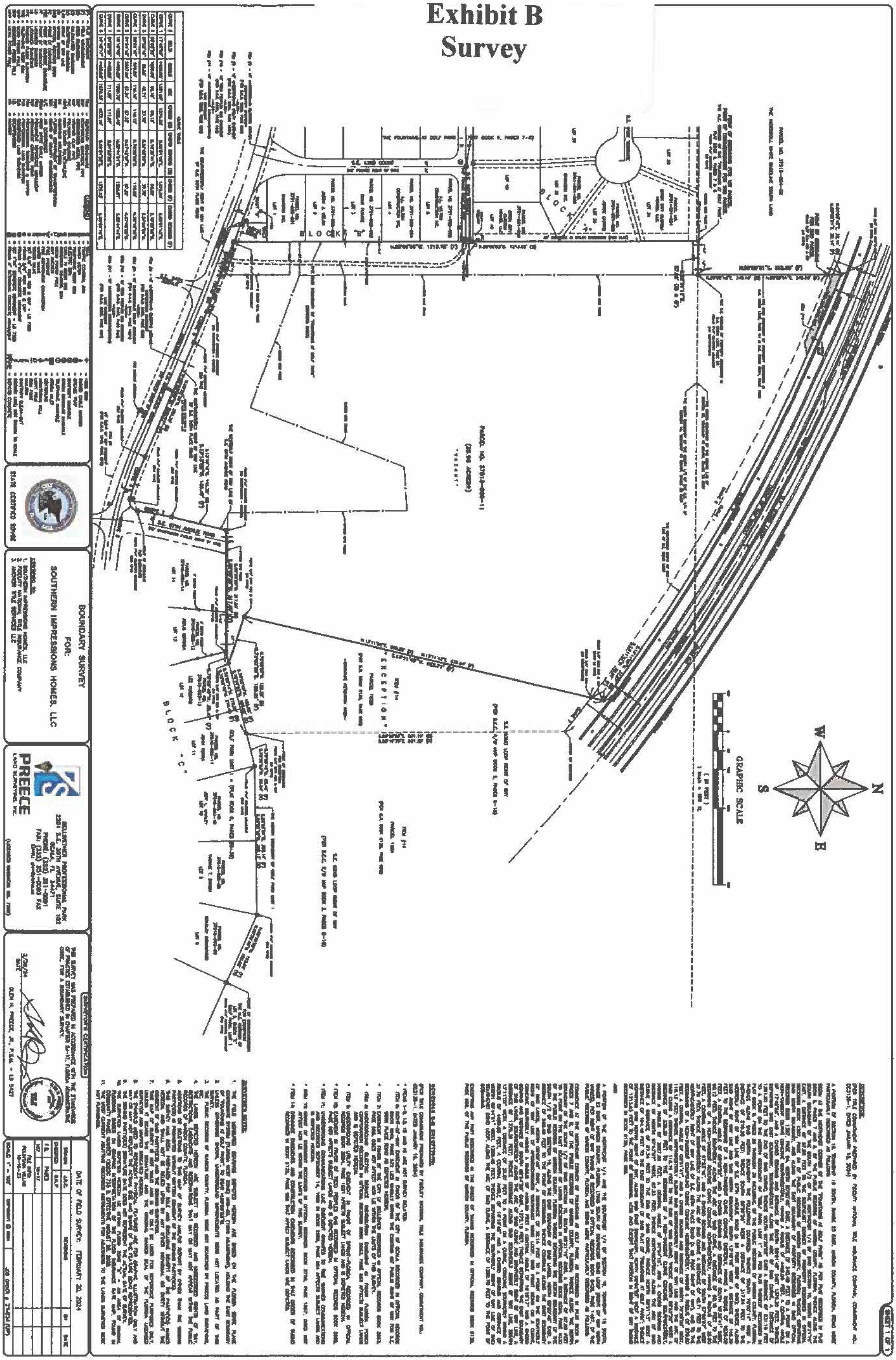
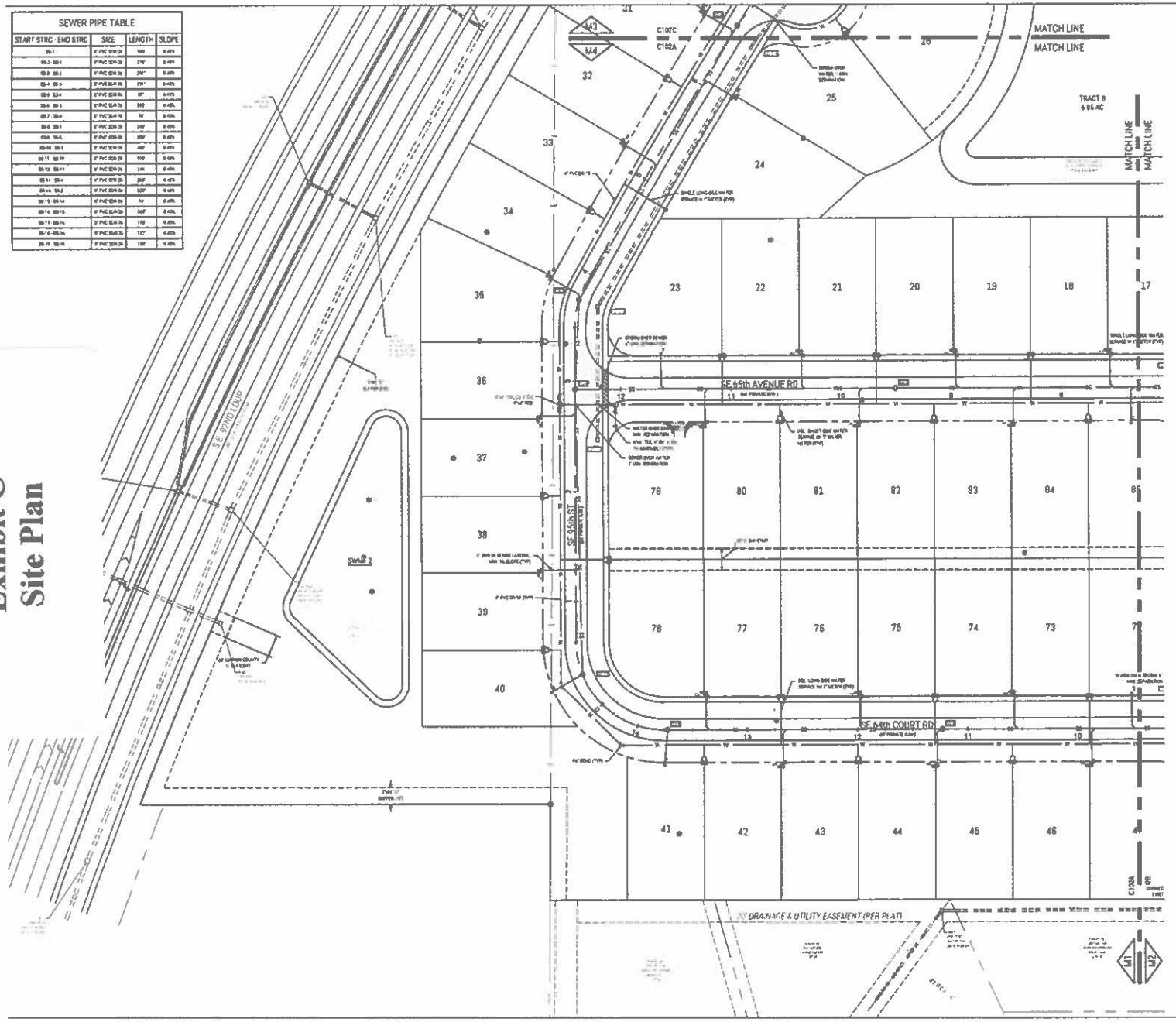


Exhibit C
Site Plan

SEWER PIPE TABLE			
START STRC - END STRC	SIZE	LENGTH	SLOPE
[illegible]	[illegible]	[illegible]	[illegible]



SEWER STRUCTURE TABLE		
STRUCTURE NAME	CENTERLINE STATION & OFFSET	STRUCTURE DETAILS
[illegible]	[illegible]	[illegible]

DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA
APPLICATION #
APPROVAL DATE:
EXPIRATION DATE:

UMJ GROUP
ENGINEERING | CONSULTING | PLANNING

SCALE: 1" = 40'

Southern Impression Development

PROJECT
FOUNTAIN VILLAS

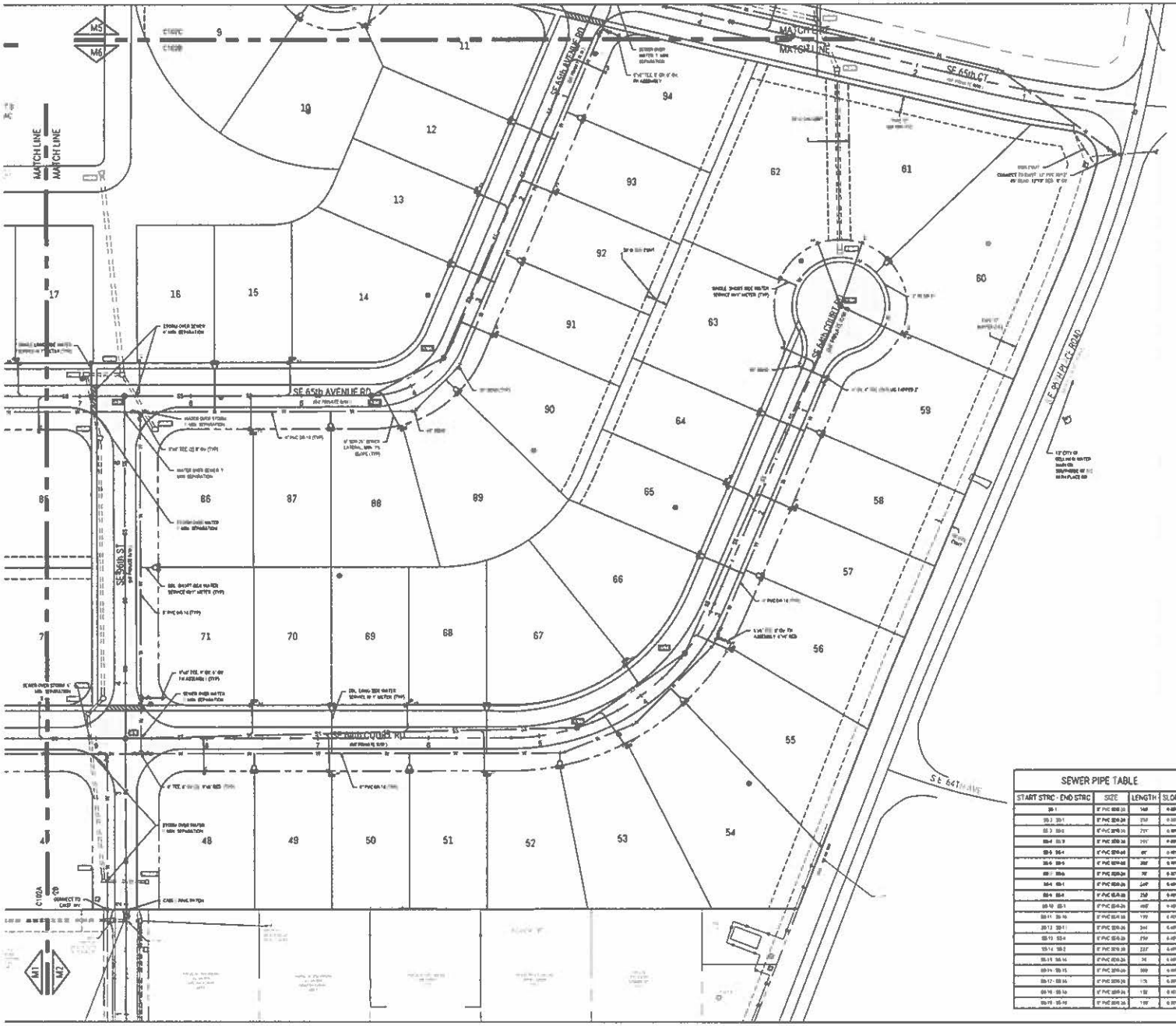
SE 96TH PLACE RD.
BELLEVIEW, FL 34420
19-16S-23E

PRELIMINARY PLAT.
10-20-22

REVISIONS
REV	DATE	DESCRIPTION

SHEET TITLE
UTILITY PLAN

DRAWN BY: AMC
CHECKED BY: GJP
JOB NO: 01230
SHEET NUMBER:
C103A



DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA

APPLICATION #
APPROVAL DATE
EXPIRATION DATE

All construction shall conform to the construction standards contained in the Marion County Land Development Code. Minor revisions, those which do not require additional right-of-way, dedicated easements, public improvements, or construction, may be approved by the County Engineer during construction.

NOTICE
The approval of these plans is limited to construction under the jurisdiction of Marion County and does not constitute any waiver from the requirements of other agencies for additional permits, or regulations by state and/or federal laws.

J M J GROUP
ENGINEERING | CONSULTING | PLANNING

SCALE 1" = 40'

SEWER PIPE TABLE			
START STRC - END STRC	SIZE	LENGTH	SLOPE
96-1	8" PVC SDR 26	148'	0.68%
96-2 96-1	8" PVC SDR 26	316'	0.95%
96-3 96-2	8" PVC SDR 26	291'	0.69%
96-4 96-3	8" PVC SDR 26	340'	0.88%
96-5 96-4	8" PVC SDR 26	69'	0.43%
96-6 96-5	8" PVC SDR 26	268'	0.75%
96-7 96-6	8" PVC SDR 26	78'	0.82%
96-8 96-7	8" PVC SDR 26	249'	0.40%
96-9 96-8	8" PVC SDR 26	258'	0.39%
96-10 96-9	8" PVC SDR 26	400'	0.40%
96-11 96-10	8" PVC SDR 26	179'	0.40%
96-12 96-11	8" PVC SDR 26	344'	0.40%
96-13 96-4	8" PVC SDR 26	279'	0.40%
96-14 96-13	8" PVC SDR 26	227'	0.40%
96-15 96-14	8" PVC SDR 26	74'	0.40%
96-16 96-15	8" PVC SDR 26	369'	0.40%
96-17 96-16	8" PVC SDR 26	175'	0.80%
96-18 96-16	8" PVC SDR 26	158'	0.40%
96-19 96-18	8" PVC SDR 26	159'	0.80%

SEWER STRUCTURE TABLE		
STRUCTURE NAME	CENTERLINE STATION & OFFSET	STRUCTURE DETAILS
96-1	SE 94TH COURT RD STA 0+73.44 OFF 0.00 R	RIM = 77.10' INV IN = 70.76 (8") INV S = 66.89 (8") INV E = 64.46 (8") INV W = 64.56 (8")
96-2	SE 94TH AVENUE RD STA 0+00.73 OFF 0.00 L	RIM = 76.66 INV IN = 69.96 (8") INV S = 67.29 (8") INV W = 66.46 (8")
96-3	SE 96TH AVENUE RD STA 0+00.73 OFF 0.00 R	RIM = 77.52 INV IN = 67.01 (8") INV S = 67.27 (8")
96-4	SE 96TH ST STA 3+74.94 OFF 0.00 L	RIM = 74.25 INV I = 68.75 (8") INV O = 70.00 (8") INV E = 68.10 (8")
96-5	SE 96TH ST STA 3+74.94 OFF 0.00 R	RIM = 74.05 INV SE = 66.26 (8") INV W = 66.36 (8")
96-6	SE 96TH ST STA 3+42.77 OFF (PLAT)	RIM = 74.33 INV SE = 70.24 (8") INV NW = 70.34 (8")
96-7	SE 94TH COURT RD STA 1+73.28 OFF 0.00 R	RIM = 74.35 INV IN = 71.10 (8") INV S = 70.95 (8")
96-8	SE 94TH COURT RD STA 1+00.73 OFF 0.00 L	RIM = 67.69 INV W = 64.50 (8") INV N = 64.40 (8")
96-9	SE 94TH COURT RD STA 0+00.73 OFF 0.00 L	RIM = 76.39 INV SE = 69.00 (8") INV N = 68.75 (8")
96-10	SE 94TH COURT RD STA 0+00.73 OFF 0.00 L	RIM = 75.53 INV SE = 67.40 (8") INV NW = 67.30 (8")
96-11	SE 94TH COURT RD STA 0+00.73 OFF 0.00 L	RIM = 77.39 INV I = 71.24 (8") INV O = 71.34 (8") INV NW = 71.02 (8")
96-12	SE 96TH ST STA 0+00.73 OFF 0.00 L	RIM = 82.75 INV NW = 77.39 (8") INV S = 77.66 (8")
96-13	SE 96TH AVENUE RD STA 0+27.94 OFF 0.00 L	RIM = 76.87 INV NE = 69.39 (8") INV N = 69.29 (8")
96-14	SE 96TH AVENUE RD STA 0+00.73 OFF 0.00 L	RIM = 77.19 INV SE = 69.76 (8") INV NW = 69.66 (8")
96-15	SE 96TH COURT STA 0+00.73 OFF 0.00 L	RIM = 76.42 INV N = 71.49 (8") INV S = 71.15 (8") INV NW = 71.05 (8")
96-16	SE 96TH COURT STA 1+74.27 OFF 0.00 L	RIM = 77.76 INV N = 71.16 (8") INV S = 71.06 (8")
96-17	SE 96TH COURT STA 2+15.27 OFF 0.00 R	RIM = 77.76 INV N = 71.16 (8")
96-18	SE 96TH COURT STA 1+25.09 OFF 0.00 L	RIM = 76.45 INV N = 71.16 (8") INV S = 71.06 (8")
96-19	SE 96TH COURT STA 2+26.21 OFF 00.14 (R)	RIM = 76.31 INV N = 71.01 (8") INV NW = 70.91 (8") INV S = 71.01 (8")

This item has been digitally signed and sealed by Gerard J. Thompson, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Southern Impression Development

PROJECT
FOUNTAIN VILLAS

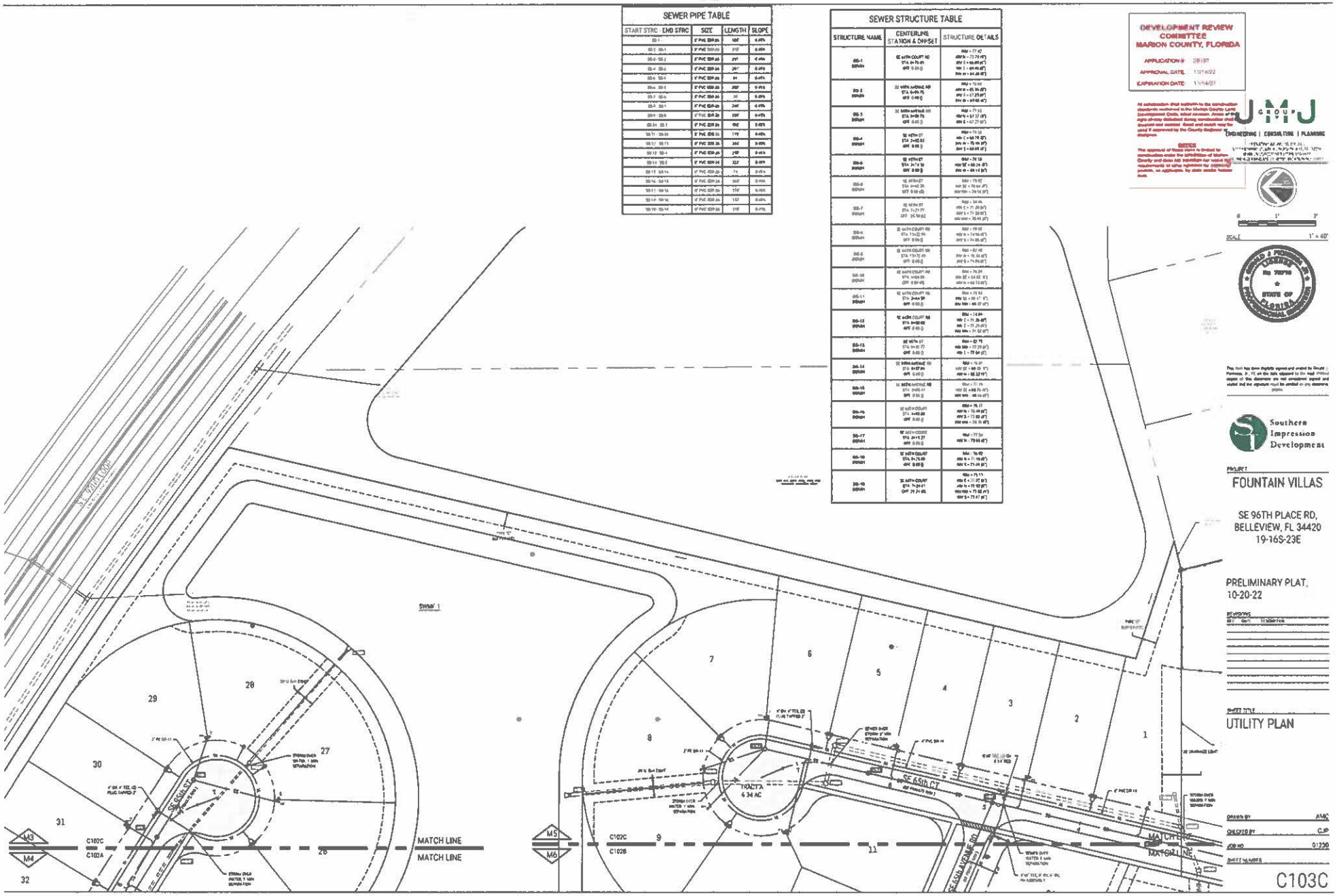
SE 96TH PLACE RD,
BELLEVIEW, FL 34420
19-16S-23E

PRELIMINARY PLAT
10-20-22

REVISIONS
No. Date Description

SHEET TITLE
UTILITY PLAN

DRAWN BY AMC
CHECKED BY GJT
JOB NO 01230
SHEET NUMBER
C103B



SEWER PIPE TABLE			
START STRC - END STRC	SIZE	LENGTH	SLOPE
[illegible]	8" PVC SDR-35	100'	0.40%
[illegible]	8" PVC SDR-35	210'	0.40%
[illegible]	8" PVC SDR-35	210'	0.40%
[illegible]	8" PVC SDR-35	210'	0.40%
[illegible]	8" PVC SDR-35	94'	0.40%
[illegible]	8" PVC SDR-35	200'	0.40%
[illegible]	8" PVC SDR-35	210'	0.40%
[illegible]	8" PVC SDR-35	210'	0.40%
[illegible]	8" PVC SDR-35	210'	0.40%
[illegible]	8" PVC SDR-35	210'	0.40%
[illegible]	8" PVC SDR-35	119'	0.40%
[illegible]	8" PVC SDR-35	200'	0.40%
[illegible]	8" PVC SDR-35	210'	0.40%
[illegible]	8" PVC SDR-35	222'	0.40%
[illegible]	8" PVC SDR-35	74'	0.40%
[illegible]	8" PVC SDR-35	200'	0.40%
[illegible]	8" PVC SDR-35	170'	0.40%
[illegible]	8" PVC SDR-35	132'	0.40%
[illegible]	8" PVC SDR-35	210'	0.40%

SEWER STRUCTURE TABLE		
STRUCTURE NAME	CENTERLINE STATION & OFFSET	STRUCTURE DETAILS
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
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[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]

DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA
APPLICATION #: [illegible]
APPROVAL DATE: [illegible]
EXPIRATION DATE: [illegible]

All construction shall conform to the construction standards contained in the Marion County Land Development Code, latest revision. Areas of the right-of-way disturbed during construction shall be cleaned and sodded. Sand and mulch may be used if approved by the County Engineer or designee.

NOTICE
The approval of these plans is limited to construction under the jurisdiction of Marion County and does not envelop nor waive the requirements of other agencies as [illegible] permits, or approvals. By state statute "chapter [illegible]

J·M·J ENGINEERING | CONSULTING | PLANNING

SCALE 1" = 40'

Southern Impression Development

PROJECT
FOUNTAIN VILLAS

SE 96TH PLACE RD,
BELLEVIEW, FL 34420
19-16S-23E

PRELIMINARY PLAT,
10-20-22

REVISIONS
[illegible]

SHEET TITLE
UTILITY PLAN

DRAWN BY AMC
CHECKED BY CJP
JOB NO 01230
SHEET NUMBER C103C

Exhibit D
Annexation Agreement

Document prepared by:
City of Belleview
5343 SE Abshier Boulevard
Belleview, FL 34420
352-245-7021

PETITION FOR ANNEXATION

COME(S) NOW, **Southern Impression Homes LLC** whose address is 10151 Deerwood Park Boulevard, Building 400, Suite 300, Jacksonville, Florida 32256, Petition(s) the City of Belleview, Florida, for annexation of the following-described property located in Marion County, Florida, to wit:

Parcel Number: 19-16S-23E

Legal Description: See attached Exhibit A

For and in consideration of the City of Belleview supplying utilities to the subject property, Petitioner(s) do/does hereby petition the City Commission of the City of Belleview, Florida, a municipal corporation, 5343 SE Abshier Boulevard, Belleview, Florida, 34420, to annex all or any part of the above described property into the corporate limits of the City, immediately or at such future time as the City Commission of the City of Belleview shall find it appropriate to annex said lands or any portion thereof.

All costs and fees in place at the time of annexation associated with the annexation and the resulting comprehensive plan amendment will be assessed and billed to the current property owner. If payment is not received within thirty (30) days of the invoice date, a lien shall be filed against the property which will include all administrative costs incurred by the City for billing and collection.

Petitioner(s) covenant(s) and agree(s) that said property meets the annexation requirements of the State of Florida. Should said lands not meet the requirements for annexation at this time, Petitioner(s) request that said lands or any portion thereof be annexed when the Belleview City Commission deems it appropriate to do so. This Petition for Annexation shall run with the land and be binding upon Petitioner(s) successors, heirs or assigns to all or any part of the above-described property.

Further, Petitioner(s) covenants(s) that they are the owner(s) of the above described real property.

Executed this the 4th day of December, 2025, by the Petitioner(s).

PETITIONER:

Signature of Petitioner

Chris Funk
Printed Name of Petitioner
Manager - Position in
Southern Impression Homes LL

10151 Deerwood Park Blvd, Bldg 400, Ste 300
Jacksonville, Florida 32256
Address of Petitioner

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 4 day of December 2025, by Chris Funk as President of Southern Impression Homes LLC, a Florida corporation, who is personally known to me.

CORENE STRICKLAND
MY COMMISSION # HH 472564
EXPIRES: January 20, 2028

Notary Public, State of Florida
Name: Corene Strickland
(Please print or type)
Commission Number: HH 472564
Commission Expires: 1.20.28

Exhibit A
Legal Description

CAPTION
FOUNTAIN VILLA

A PARCEL OF AND BEING A PORTION OF SECTION 19, TOWNSHIP 16 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEGIN AT THE MONUMENTED NORTHEAST CORNER OF THE "FOUNTAINS AT GOLF PARK" AS PER PLAT RECORDED IN PLAT BOOK 9, PAGES 7 AND 8, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND RUN THENCE SOUTH 89°31'19"EAST, ALONG THE SOUTH BOUNDARY OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 19, AND ALSO BEING THE SOUTH LINE OF THOSE L;ANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 6324, PAGE 1030 OF THE PUBLIC RECORDS OF SAID MARION COUNTY, FLORIDA, A DISTANCE OF 87.80 FEET TO THE MONUMENTED SOUTHEAST CORNER OF THISE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 6324, PAGE 1030 OF PUBLIC RECORDS OF MARION COUNTY, FLORIDA; RUN THENCE, NORTH 00°00'01"EAST, DEPARTING FROM THE SAID SOUTH BOUNDARY OF THE SOUTH ½, OF THE NORTHEAST ¼, OF SAID SECTION 19, AND ALONG THE MONUMENTED EASTERLY BOUNDARY OF SAID LAND DESCRIBED AND RECORDED IN SAID OFFICIAL RECORDS BOOK 6324, PAGE1030, OF SAID PUBLIC RECORDS OF MARION COUNTY, FLORIDA, A DISTANCE OF 372.65 FEET TO A POINT ON THE MONUMENTED SOUTHWESTERLY RIGHT-OF-WAY LINE OF S.E. 92ND LOOP, A VARIABLE WIDTH PUBLIC ROAD RIGHT-OF-WAY, AS PER BOARD OF COUNTY COMMISSIONERS RIGHT-OF-WAY MAP BOOK 2, PAGE 8 THROUGH 18 OF THE PUBLIC RECORDS OF SAID MARION COUNTY, FLORIDA, SAID POINT LYING ON THE ARC OF A CURVE LEADING SOUTHEASTERLY; RUN THENCE, SOUTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 4,469.00 FEET, THROUGH A CENTRAL ANGLE (OR DELTA) OF 17°42'56"TO THE RIGHT, AN ARC DISTANCE OF 1,381.80 FEET, TO A POINT ON THE MONUMENTED WESTERLY BOUNDARY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 6125, PAGE 958 (DRAINAGE RETENTION AREA), OF THE PUBLIC RECORDS OF SAID MARION COUNTY, FLORIDA, SAID ARC BEING SUBTENDED BY A CHORD EARING AND DISTANCE OF SOUTH 60°01'43"EAST, 1,376.64 FEET; RUN THENCE, ALONG THE WESTERLY AND THEN SOUTHERLY BOUNDARY OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 6125, PAGE 958 (DRAINAGE RETENTION AREA), OF THE PUBLIC RECORDS OF SAID MARION COUNTY, FLORIDA, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE No. 1: SOUTH 13°11'43"WEST, A DISTANCE OF 963.71 FEET, TO THE SOUTHWEST CORNER OF SAID LANDS;

COURSE No. 2: RUN THENCE, SOUTH 72°02'50"EAST, A DISTANCE OF 128.21 FEET, TO A POINT ON THE MONUMENTED NORTHERLY BOUNDARY LINE OF BLOCK "C", "GOLF PARK, UNIT 1", AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGES 28 THROUGH 30 OF THE PUBLIC RECORDS OF SAID MARION COUNTY, FLORIDA; RUN THENCE, ALONG THE MONUMENTED NORTHERLY BOUNDARY LINE OF SAID "GOLF PARK, UNIT 1", AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGES 28 THROUGH 30 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, SOUTH 75°59'49"WEST, A DISTANCE OF 30.47 FEET, TO A POINT OF INTERSECTION IN SAID NORTHERLY BOUNDARY LINE OF "GOLF PARK, UNIT 1";

COURSE No. 2: RUN THENCE, SOUTH 89°59'39"WEST, A DISTANCE OF 317.69 FEET, TO A POINT, BEING THE MOST NORTHWESTERLY TERMINUS OF S.E. 67 AVENUE ROAD", A 60 FOOT PUBLIC ROAD RIGHT-OF-WAY, AS SHOWN ON THE AFORESAID PLAT OF "GOLF PARK, UNIT 1", AS RECORDED IN PLAT BOOK 5, PAGES 28 THROUGH 30 OF THE PUBLIC RECORDS OF SAID MARION COUNTY, FLORIDA; RUN THENCE, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID S.E. 67 AVENUE ROAD", A 60 FOOT PUBLIC ROAD RIGHT-OF-WAY, AS SHOWN ON THE AFORESAID PLAT OF "GOLF PARK, UNIT 1", AS RECORDED IN PLAT BOOK 5, PAGES 28 THROUGH 30 OF THE PUBLIC RECORDS OF SAID MARION COUNTY, FLORIDA, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, SOUTH 13°13'58"WEST, A DISTANCE OF 146.47 FEET, TO A POINT OF CURVATURE, OF A NON-TANGENTIAL CURVE, LEADING SOUTHWESTERLY;

COURSE No. 2: RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 1,030.00 FEET, THROUGH A CENTRAL ANGLE (OR DELTA) OF 05°00'52"TO THE LEFT, AN ARC DISTANCE OF 90.12 FEET, TO THE POINT OF CURVATURE, OF A NON-TANGENTIAL CURVE LEADING SOUTHWESTERLY, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 10°35'02"WEST, 90.09 FEET;

COURSE No. 3: RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 97°53'16"TO THE RIGHT, AN ARC DISTANCE OF 42.71 FEET, TO A POINT OF CURVATURE OF A NON TANGENTAIL CURVE, SAID POINT ALSO LYING ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF S.E. 96 TH PACE ROAD, A 60 FOOT PUBLIC ROAD RIGHT-OF-WAY, AS SHOWN ON THE PLAT OF "GOLF PARK, UNIT 1", AS SHOWN ON THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGES 28 THROUGH 30 OF THE PUBLIC RECORDS OF SAID MARION COUNTY, FLORIDA, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 57°09'02"WEST, 37.75 FEET; RUN THENCE, ALONG THE AFORESAID THE NORTHEASTERLY RIGHT-OF-WAY LINE OF S.E. 96 TH PACE ROAD, A 60 FOOT PUBLIC ROAD RIGHT-OF-WAY, AS SHOWN ON THE PLAT OF "GOLF PARK, UNIT 1", AS SHOWN ON THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGES 28 THROUGH 30 OF THE PUBLIC RECORDS OF SAID MARION COUNTY, FLORIDA, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 970.00 FEET, THROUGH A CENTRAL ANGLE OF 06°51'47"TO THE RIGHT, AN ARC DISTANCE OF 116.12 FEET, TO THE POINT OF TANGENCY, OF A NON-TANGENTIAL CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 70°18'10"WEST, 116.06 FEET;

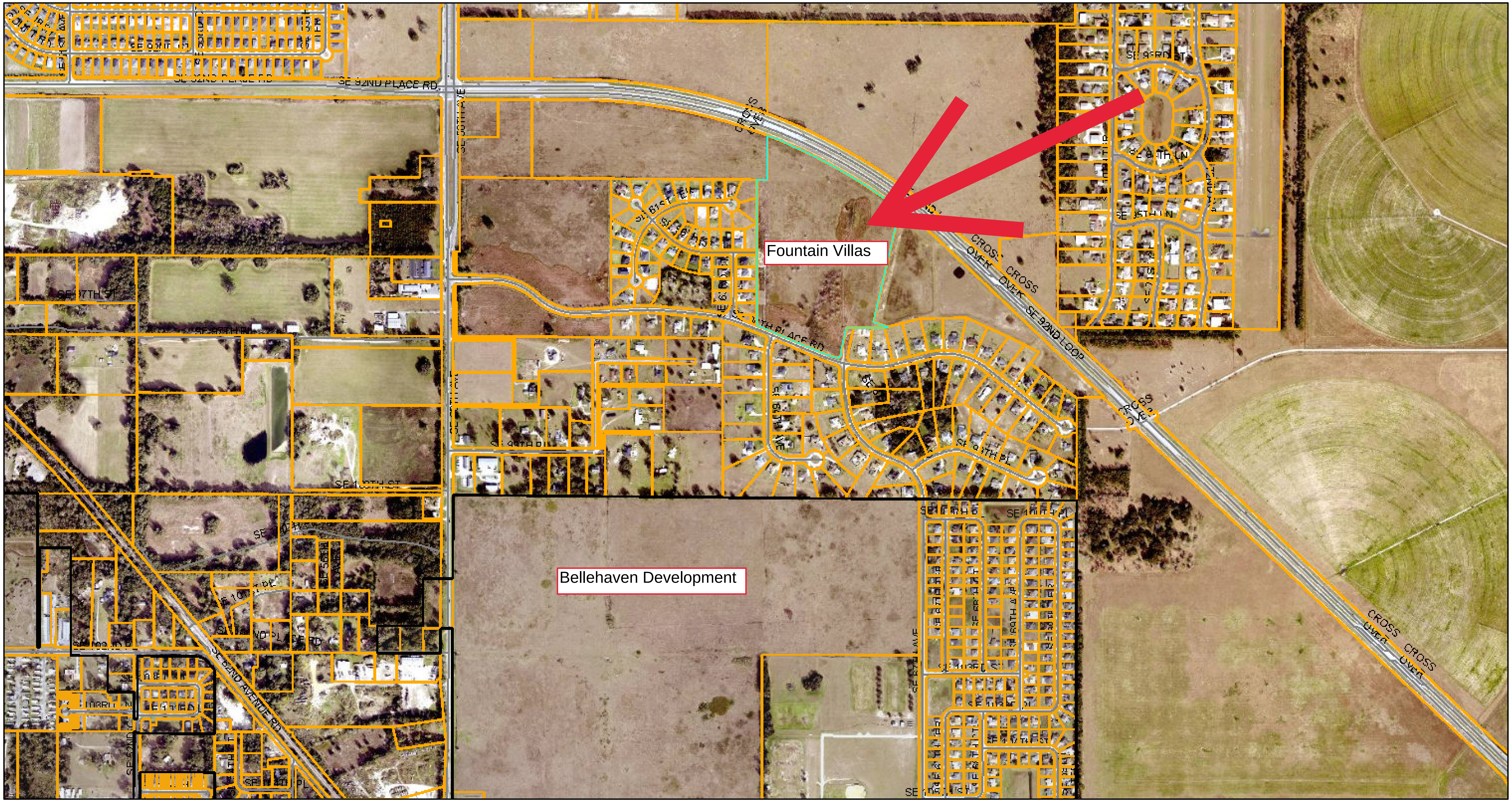
COURSE No. 2: RUN THENCE, NORTH 66°53'50"WEST, ALONG A NON-TANGENTIAL LINE TO LAST SAID CURVE, A DISTANCE OF 325.27 FEET, TO THE POINT OF CURVATURE, OF A NON-TANGENTIAL CURVE LEADING NORTHWESTERLY;

COURSE No. 3: RUN THENCE, NORTHWESTERLY, ALONG AND AROUND THE ARC OF A NON-TANGENTIAL CURVE, BEING CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 2,627.89 FEET, THROUGH A CENTRAL ANGLE OF 01°54'20"TO THE LEFT, AN ARC LENGTH OF 87.40 FEET, TO THE POINT OF A NON-TANGENTIAL LINE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 67°45'05"WEST, 87.39 FEET;

COURSE No. 4: RUN THENCE, NORTH 68°51'13"WEST, ALONG LAST SAID NON-TANGENTIAL LINE, A DISTANCE OF 194.40 FEET, TO THE MONUMENTED MOST SOUTHEAST CORNER OF THE "FOUNTAINS AT GOLF PARK" AS PER PLAT RECORDED IN PLAT BOOK 9, PAGES 7 AND 8, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; RUN THENCE, NORTH 00°06'03"WEST, ALONG THE AFORESAID EASTERLY LINE OF SAID "FOUNTAINS AT GOLF PARK" AS PER PLAT RECORDED IN PLAT BOOK 9, PAGES 7 AND 8, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, A DISTANCE OF 1,213.75 FEET, TO THE MOST NORTHEAST CORNER OF THE "FOUNTAINS AT GOLF PARK" AS PER PLAT RECORDED IN PLAT BOOK 9, PAGES 7 AND 8, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINS 1,566,357 SQUARE FEET, OT 35.95 ACRES, MORE OR LESS, IN AREA.

Fountain Villas



12/30/2025, 2:50:47 PM

Municipalities
Marion County
Parcels
Streets
Aerial 2024
Red: Band_1
Green: Band_2
Blue: Band_3

1:10,993

0 0.1 0.2 0.4 mi
0 0.17 0.35 0.7 km

Marion County Property Appraiser, Marion County BOCC

Public Works: IPO 29

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: January 20, 2026

AGENDA ITEM:

Public Works: Additional Services Amendment IPO 29

PRESENTING PARTY:

Bob Titterington, Public Works Director

ITEM TYPE:

Action Items

BACKGROUND:

Kimley Horn was contracted to perform Construction Administration and inspection services for the City of Belleview WWTF Expansion project. During construction, our geotechnical engineer determined that the foundation for the Reject Storage tank was not sufficient to support the proposed Storage tank. It was determined that grout injection would be required to establish a sound foundation to support the tank. The engineer performed geotechnical investigation with full-time grout injection monitoring and post-grout investigation to make foundation recommendations for the reject ground storage tank. The geotechnical subconsultant will provide their findings and recommendations in a written report. The additional investigation, inspection and report preparation is $39,000.

RECOMMENDED ACTIONS:

Motion to approve Amendment 1 to IPO 29 in the amount of $39,000 for additional geotechnical grout inspection and additional foundation design for the proposed Reject Storage tank.

ATTACHMENTS:

Amendment to IPO 29

The Commission reserves the right to postpone any decision on audience, or walk-in requests until sufficient time has been allowed for review of documentation.

Kimley»Horn

AMENDMENT NUMBER 1 TO IPO 29
BETWEEN KIMLEY-HORN AND ASSOCIATES, INC.
AND THE CITY OF BELLEVIEW

AMENDMENT NUMBER 1 DATED October 29, 2025, to IPO 29 between The City of Belleview ("the City") and Kimley-Horn and Associates, Inc. ("Kimley-Horn or Consultant"), dated September 17, 2024 (the "IPO") concerning Belleview Water Reclamation Facility (WRF) Phased Design Update and Construction Administration (the "Project").

Kimley-Horn has entered into the IPO with the City for the furnishing of professional services, and the parties now desire to amend the IPO.

Therefore, it is mutually agreed that the IPO is amended to include Additional Services to be performed by Kimley-Horn and provisions for additional compensation by the City to Kimley-Horn, all as set forth in Exhibit A hereto. The parties ratify the terms and conditions of the IPO consistent with this Amendment, all of which are incorporated by reference.

ATTACHMENTS: EXHIBIT A

ACCEPTED:

CITY OF BELLEVIEW	KIMLEY-HORN AND ASSOCIATES, INC.
BY: _____	BY: _____
	Alan J. Garri, PE
TITLE: _____	TITLE: Vice President
DATE: _____	DATE: October 29, 2025

G:\New Business\Public Sector\City of Belleview\2024\WRF Expansion CEI\AMD 1\AMD 1 to IPO 29_Geotech.docx

Consultant shall perform the following Additional Services:

Project Understanding

Following the completion of the initial geotechnical investigation of the proposed reject storage tank associated with the Project, it was determined that grout injection would be required for the construction of the storage tank. Grout injection monitoring and additional post-grout geotechnical exploration are needed to finalize the foundation design of the reject storage tank. In support of this effort, Kimley-Horn has prepared the following specific scope of services.

Scope of Services

Task 1 – Geotechnical Services

A. Kimley-Horn will contract directly with a geotechnical subconsultant to perform full-time grout injection monitoring and post-grout investigation and make foundation recommendations for the reject ground storage tank. The geotechnical subconsultant will provide their findings and recommendations in a written report.

B. Kimley-Horn will coordinate with the contractor and subcontractor on the reject ground storage tank construction.

Additional Services If Required

Services requested that are not specifically included will be provided under a new and separate IPO agreement or can be performed on an hourly basis upon written authorization.

Schedule

Kimley-Horn will provide the above Scope of Services as expeditiously as practicable to meet a mutually agreeable schedule.

Fee and Billing

Kimley-Horn will complete the above scope of services for a lump sum fee of $39,000, inclusive of expenses.

Chief of Police: Updates

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: January 20, 2026

AGENDA ITEM:

Chief of Police: Updates

PRESENTING PARTY:

Terry Holland, Chief of Police

ITEM TYPE:

Other City Business/Department Updates

BACKGROUND:

RECOMMENDED ACTIONS:

ATTACHMENTS:

The Commission reserves the right to postpone any decision on audience, or walk-in requests until sufficient time has been allowed for review of documentation.

Information Technology: Updates

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: January 20, 2026

AGENDA ITEM:

Information Technology: Updates

PRESENTING PARTY:

Kevin Towne, IT Director

ITEM TYPE:

Other City Business/Department Updates

BACKGROUND:

RECOMMENDED ACTIONS:

ATTACHMENTS:

The Commission reserves the right to postpone any decision on audience, or walk-in requests until sufficient time has been allowed for review of documentation.

City Attorney: Updates

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: January 20, 2026

AGENDA ITEM:

City Attorney: Updates

PRESENTING PARTY:

Fred Landt, Attorney

ITEM TYPE:

Other City Business/Department Updates

BACKGROUND:

RECOMMENDED ACTIONS:

ATTACHMENTS:

The Commission reserves the right to postpone any decision on audience, or walk-in requests until sufficient time has been allowed for review of documentation.

City Administrator: Updates

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: January 20, 2026

AGENDA ITEM:

City Administrator: Updates

PRESENTING PARTY:

Mariah Moody, City Administrator

ITEM TYPE:

Other City Business/Department Updates

BACKGROUND:

RECOMMENDED ACTIONS:

ATTACHMENTS:

The Commission reserves the right to postpone any decision on audience, or walk-in requests until sufficient time has been allowed for review of documentation.

Commission Updates

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: January 20, 2026

AGENDA ITEM:

Commission Updates

PRESENTING PARTY:

Mayor Dobkowski

ITEM TYPE:

Commission Updates

BACKGROUND:

Updates From:

- Commissioner Ray Dwyer
- Commissioner Ron Livsey
- Commissioner Michael Goldman
- Commissioner Bo Smith
- Mayor Christine Dobkowski

RECOMMENDED ACTIONS:

ATTACHMENTS:

The Commission reserves the right to postpone any decision on audience, or walk-in requests until sufficient time has been allowed for review of documentation.